



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



November 19, 2008

Bruce W. McClendon FAICP  
Director of Planning

Honorable Board of Supervisors  
County of Los Angeles  
Kenneth Hahn Hall of Administration, Room 383  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**PROJECT NO. 53656-(5)  
ZONE CHANGE CASE NO. 2008-00004-(5)  
CONDITIONAL USE PERMIT CASE NO. 2005-00088-(5)  
OAK TREE PERMIT CASE NO. 2005-00039-(5)  
HOUSING PERMIT CASE NO. 2006-00001-(5)  
VESTING TENTATIVE TRACT MAP NO. 53653  
PETITIONER: DR HORTON  
ADDRESS: 31238 Via Colinas, Suite F  
Westlake Village, CA 91362  
NEWHALL ZONED DISTRICT  
FIFTH SUPERVISORIAL DISTRICT (3-VOTE)**

**IT IS RECOMMENDED THAT YOUR BOARD AFTER THE PUBLIC HEARING:**

1. Consider the Final Environmental Impact Report ("EIR") and Findings of Fact and Statement of Overriding Considerations ("SOC") for Zone Change Case No. 2008-00004-(5), Vesting Tentative Tract Map No. 53653, Conditional Use Permit ("CUP") Case No. 2005-00088-(5), Oak Tree Permit Case No. 2005-00039-(5), and Housing Permit Case No. 2006-00001-(5), together with any comments received during the public review process, find on the basis of the whole record before the Board that there is substantial evidence the project will have a significant effect on the environment, find that there are overriding considerations that warrant approval of the project, find that the Final EIR reflects the independent judgment and analysis of the Board, and adopt the Final EIR and Statement of Overriding Considerations with Mitigation Monitoring Program.
2. Instruct County Counsel to prepare the necessary documents to approve Zone Change Case No. 2008-00004-(5), as recommended by the Los Angeles County Regional Planning Commission ("Commission").
3. Instruct County Counsel to prepare the necessary findings to affirm the Commission's approval of Vesting Tentative Tract Map No. 53653, Conditional Use Permit Case No. 2005-00088-(5), Oak Tree Permit Case No. 2005-00039-(5), and Housing Permit Case No. 2006-00001-(5).

**A RESOLUTION OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
RELATING TO ZONE CHANGE CASE NO. 2008-00004-(5)**

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles conducted a public hearing regarding Zone Change Case No. 2008-00004-(5), Vesting Tentative Tract Map No. 53653, Conditional Use Permit Case No. 2005-00088-(5), Oak Tree Permit Case No. 2005-00039-(5) and Housing Permit Case No. 2006-00001-(5) on November 15, 2006, June 18, 2008, July 9, 2008, July 30, 2008 and August 20, 2008; and

**WHEREAS**, the Regional Planning Commission ("Commission") finds as follows:

1. The subject site is located approximately 273 feet southwest of Sagecrest Circle, west of the Golden State ("I-5") Freeway and The Old Road between Calgrove Boulevard and Sagecrest Circle in Newhall Zoned District.
2. The irregularly-shaped property is 234.8 gross acres in size with slight to steeply sloping terrain. Approximately one-third of the subject property has zero to 25 percent slopes, one-third has 25 to 50 percent slopes, and one-third has slopes greater than 50 percent.
3. Access to the proposed development is provided by The Old Road, an 80-foot wide secondary highway as designated on the Los Angeles County Master Plan of Highways. The main access road serving the project will be 64-foot wide "A" Street with additional interior access provided by 64-foot collector streets, and 60-foot and 58-foot wide local streets.
4. Zone Change Case No. 2008-00004-(5) is a request to change the zoning on 9.3 acres of the subject property from A-2-1 (Heavy Agriculture – One Acre Minimum Required Lot Area) and A-2-2 (Heavy Agriculture – Two Acre Minimum Required Lot Area) to C-3-DP (Unlimited Commercial – Development Program) for the senior condominium development. The Development Program ("DP") designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new conditional use permit ("CUP") is first obtained.
5. Zone Change Case No. 2008-00004-(5) was heard concurrently with Vesting Tentative Tract Map No. 53653, Conditional Use Permit Case No. 2005-00088-(5), Oak Tree Permit Case No. 2005-00039-(5) and Housing Permit Case No. 2006-00001-(5) at the June 18, 2008 public hearing. Zone Change Case No. 2008-00004-(5) was previously not considered during the November 15, 2006 public hearing.

6. Vesting Tentative Tract Map No. 53653 is a related request to create 93 single-family lots, one multi-family lot with 93 new attached senior condominium units within two buildings as well as five open space lots, six public facility lots, one park lot and one fire station lot on 234.8 gross acres. One single-family lot is required to be eliminated due to density, for a maximum of 92 single-family lots.
7. Conditional Use Permit Case No. 2005-00088-(5) is a related request to ensure compliance with the requirements of nonurban hillside management; density-controlled development; development within an SEA, DP overlay zone, and residential use in a commercial zone; and onsite project grading.
8. Oak Tree Permit Case No. 2005-00039-(5) is a related request to authorize removal of 162 oak trees (including 13 heritage oaks) and encroachment within the protected zone of 52 oak trees (including six heritage oaks).
9. Housing Permit Case No. 2006-00001-(5) is a related request to authorize a 50 percent density bonus associated with a senior citizen housing development along with modification of the maximum building height of 35 feet to 50 feet.
10. Approval of the vesting tentative tract map, conditional use permit, oak tree permit and housing permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board of Supervisors") has adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.
11. The applicant's site plan, labeled as "Exhibit A," depicts a residential development of 93 attached senior condominiums in two buildings, and 93 single-family lots in clustered design. The single-family lots range from approximately 9,350 square feet to 3.2 acres in size. Grading consists of 2,090,350 cubic yards of cut and fill (total of 4,180,700 cubic yards) to be balanced onsite. Also depicted is a fire station location along The Old Road as well as desilting basins, a private park and a 12-foot wide hiking and riding trail traversing the property. Open space consists of 167.6 acres (71.4 percent), including 123.6 acres of natural open space. The project also depicts access to offsite properties through two tap streets to the west, and one tap street to the east. The senior multi-family lot also proposes a private recreational building, pool and spa, and will contain 172 parking spaces.
12. The property is depicted in the Non-urban 2 ("N2") and Hillside Management ("HM") land use category of the Santa Clarita Valley Areawide Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). Residential development is permitted within the N2 and HM land use categories. The proposed 186 dwelling units exceed the maximum 123 dwelling units permitted by the N2 and HM land use categories for residential development. However, the Plan supports a density bonus of up to 50 percent for the senior development for a maximum of 185

**Resolution**

dwelling units. One single-family residential lot will be required to be eliminated at the time of final map recordation to comply with the Plan's maximum density. The property is also designated within two Significant Ecological Areas ("SEAs") (Lyon Canyon, and Santa Susana Mountains); the project proposes development within the boundaries of both SEAs

13. The project site is currently zoned A-2-1, A-2-2 and C-3 (Unlimited Commercial), which were established by Ordinance No. 7168 on July 5, 1957. The project proposes a zone change on 9.3 acres from A-2-1 and A-2-2 to C-3-DP over the senior multi-family Lot No. 94.
14. Surrounding zoning includes RPD-1-1.4U (Residential Planned Development – One Acre Minimum Required Lot Area – 1.4 Dwelling Units per Net Acre) and C-3 to the north; City of Santa Clarita to the east; A-2-2 and R-R (Resort and Recreation) to the south; and A-2-2 to the west.
15. The subject property consists of four vacant lots. Surrounding uses include single-family residences to the north; I-5 Freeway and single-family residences (City of Santa Clarita) to the east; park and vacant property to the south; and vacant property to the west.
16. The single-family residential portion of the project is consistent with the existing zoning classifications. Single-family residential development is permitted in the A-2 zone pursuant to Section 22.24.120 of the Los Angeles County Code ("County Code"). The applicant has requested a CUP to authorize a clustered design within three areas as a density-controlled development pursuant to Section 22.24.150 and 22.56.205 of the County Code, which reduces the lot sizes to less than the one acre and two acres required but maintains an average of one and two acres per lot throughout the project (excluding the fire station and senior multi-family portion of the development) and reserves the undeveloped portion of the project as permanent open space.
17. The multi-family senior condominium portion of the project is consistent with the proposed C-3-DP zoning classification as the applicant has requested a CUP to permit a residential use in a commercial zone pursuant to Section 22.28.210 of the County Code. The applicant has also requested a CUP to comply with the proposed DP zone to ensure that the development will comply with the proposed designs and exhibits as submitted to the Commission.
18. Of the project's 93 condominium units, the applicant proposes that all 93 dwelling units be set aside for seniors in perpetuity to qualify for the density bonus as applied for under the associated housing permit.



19. Twenty-four (24) comment letters were submitted to the Commission. Twenty (20) letters were in opposition to the project, with concerns related to lack of access being provided by this project to adjoining properties to the west and northwest, and a desire to retain horsekeeping abilities on the proposed single-family lots. Concerns also include requests for reduction in project size to reduce impacts to the SEAs as well as a question regarding the provision of an adequate second means of access; and requests for fire station to be constructed as part of the project, and disclosure regarding fire danger. Changed circumstances due to the recent Wanger decision with respect to water supply; and request for project changes in order to preserve more oak trees for an adjacent wildlife corridor, including elimination of the "back portion" of the development, and provision of full monetary value of removed trees to the Los Angeles County Oak Tree Fund ("Oak Fund"), were also raised in written correspondence.
20. Four letters were received by the Commission with neutral comments regarding provision of water from the Valencia Water Company, and comments regarding the Draft Environmental Impact Report ("EIR") including recommended mitigation measures.
21. During the November 16, 2006 public hearing, the Commission heard a presentation from staff. Staff presented the proposed subdivision with the associated CUP, oak tree permit and housing permit. After opening the public hearing, the Commission also heard testimony from the applicant as well as the public.
22. During the November 16, 2006 public hearing, the applicant presented the history of their project including an original proposal with the City of Santa Clarita for a much larger development. A modified project was submitted by the applicant to the County of Los Angeles for processing, and was designed to be consistent with the General Plan as well as provide for dedication of open space, trails to be open to the public, and creation of a private park lot with tot lot and other amenities. The project will improve public safety by providing a fire station location as well as emergency access to properties further west of The Old Road. School district mitigation agreements have also been finalized with the Newhall and William S. Hart Union School Districts, and the project was designed to preserve significant natural resources with additional enhancement of habitat.
23. Ten (10) people testified during the November 16, 2006 public hearing: four representing the applicant, two in support of the project, and four in opposition. Those in support of the project addressed the project's provision of dirt trails, and offsite access to the southwest (as depicted on the tentative map). Additional issues raised during the public hearing in opposition to the project, included comments related to provision of senior housing elsewhere that is much closer to shopping, increased paving of land resulting in less recharge and loss of riparian habitat,

insufficient information in the Draft EIR regarding water supply and presence of perchlorate, and preservation of additional oak trees within the project. Concerns also presented addressed the project's significant and unavoidable impacts to seven factors in the Draft EIR, and recommendation for redesign to the Draft EIR's Alternative No. 4.

24. During the November 16, 2006 public hearing, the applicant responded that claims for offsite access via prescriptive easements have yet to be verified by the applicant, and while "not interested" in constructing additional roads, the applicant indicated their willingness to maintain access. The proposed market-rate senior housing will be for active seniors with onsite access to private recreational facilities, and within short distance to shopping locations. The impacts to the SEA are primarily from the debris basin lot, which would have been required with any alternative of the project. The applicant also indicated that the SEA Technical Advisory Committee ("SEATAC") confirmed that a debris basin is a compatible use with the SEA. The project was designed with up to 71 dwelling units with a single means of access in the southwest portion. Land is available on the property for onsite oak mitigation, and efforts will be focused where previous oak habitat exists or previously existed. The applicant also committed to placing no restrictions for horsekeeping on the property. Alternative No. 4 was considered by the applicant, but was determined to be infeasible based on the cost of acquiring and developing the property with high infrastructure costs. The project however was designed to provide benefits, including public access and a location for a fire station as well as maintaining the most sensitive habitat on the property as undisturbed.
25. During the November 16, 2006 public hearing, the Commission discussed the project and its impacts to oak trees and the SEA. The Commission discussed that while the project considers a large number of oak removals, including heritage oak trees, the property is within private ownership and project itself has benefits. The project has been mitigated to the extent feasible, and grading has been balanced onsite. Senior housing in this price range is needed, and shopping is available close to the development. The provision of offsite access via depicted tap streets allows for further development in private ownership, and with additional development comes a greater amount of open space dedication and contiguous open space.
26. During the November 16, 2006 public hearing, the Commission also expressed concerns with the development, including need for greater consideration of the tap streets and how they will affect future development. The project proposed is better than that previously proposed with the City of Santa Clarita, but further study of Alternative No. 4 was necessary to examine recharge, include a water supply assessment, and additional analysis in the Draft EIR regarding grading. A motion to continue the public hearing to a date certain to address these concerns was made, but did not pass.

27. During the November 16, 2006 public hearing, the Commission indicated that they felt there was sufficient information in all areas of the project, and that provision of tap streets allow for access to be resolved for landlocked parcels. The project was designed with consideration of economic constraints, and conversely Alternative No. 4 as indicated by the applicant, was infeasible. Fire sprinklers will be provided in the homes and the project was designed to comply with the maximum of 75 dwelling units on a single means of access with 71 homes.
28. After considering all testimony, the Commission closed the public hearing on November 16, 2006 and indicated their intent to approve Vesting Tentative Tract Map No. 53653, Conditional Use Permit Case No. 2005-00088-(5), Oak Tree Permit Case No. 2005-00039-(5), and Housing Permit Case No. 2006-00001-(5); and directed staff to return with final documents for approval including the Final EIR. The Commission also directed the applicant to work with the offsite property owners ("Kantor and Speer parties") to resolve the access issues before final action.
29. After the close of public hearing on November 16, 2006, the applicant worked with the Kantor and Speer parties in addressing concerns regarding provision of offsite access. The applicant, and Kantor and Speer parties discussed various potential access routes, with the ultimately conclusion of three options:
  - Option 1: This access route would be through the subject property in the general vicinity of debris basin Lot No. 96 and through open space Lot No. 104. An access easement could be granted through the subject property, with environmental review, engineering design and ultimate construction the responsibility of the Kantor and Speer parties.
  - Option 2: Access rights may already exist along the northern property line of the subject property. Access rights through prescriptive easements however, would have to be established through legal means by the Kantor and Speer parties, and can be done at any time independent from the subject project.
  - Option 3: This access route would be through the northern Larwin development, and lies outside the boundaries of the subject project. Negotiations on the terms of the access easement between Larwin and the Kantor and Speer parties were never finalized, and can be done at any time independent from the subject project. Engineering design and ultimate construction would be the responsibility of the Kantor and Speer parties.
30. Subsequent to the close of public hearing on November 16, 2006, the applicant was required to file an application for a zone change and amended CUP request to address the multi-family use in the existing A-2 zone. The zone change proposed

changing the A-2-1 and A-2-2 zones to C-3-DP on 9.3 acres (senior multi-family Lot No. 94) of the subject property. The amended CUP includes the DP zone and request to permit a residential use in a commercial zone.

31. On May 7, 2008, the Commission heard a presentation from staff for discussion and possible action regarding the additional entitlements required to implement the project as originally presented. On May 7, 2008, the Commission re-opened the public hearing to consider the zone change and amended CUP request, and directed staff to prepare proper notice of the re-opened public hearing to be held on June 18, 2008.
32. During the June 18, 2008 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public.
33. During the June 18, 2008 public hearing, the applicant mentioned a preference for option No. 1 which would be an easement near debris basin Lot No. 96 and open space Lot No. 104 since it would not require future modifications to the tentative map.
34. During the June 18, 2008 public hearing, the Commission requested disclosure to future purchasers of the potential for the project site to contain means of access to future developments. The applicant responded in agreement.
35. During the June 18, 2008 public hearing, the Commission expressed their concerns regarding the water source, status of the project's water report and preliminary annexation. The applicant clarified that the project would be annexed to the Valencia Water District, that additional information regarding not being served water had not been received, and that additional information will be provided at the next public hearing.
36. During the June 18, 2008 public hearing, the Commission expressed concerns regarding the replacement of 1,002 oak trees and the possibility of fitting the trees and a single family residence within each lot. The applicant clarified by stating that the site supports oak trees, an oak woodland will be re-created, 83 percent of the project oak trees and 72 percent of the oak woodland are to remain, and that maps of depicting these areas have been included in the Environmental Impact Report ("EIR").
37. During the June 18, 2008 public hearing, the Commission further discussed offsite access options as presented by staff. The Commission commented whether the Fire Department would require the width to be 20 to 30 feet; and that this issue is a balancing act between providing access to a limited number of single family homes in order to not create landlocked parcels, and creating new roads to future development. An enhanced access from what is existing today was discussed as a

way to preserve and protect access opposed to a road developed to full public road standards that would enable future zone changes and proposals of increased densities.

38. During the June 18, 2008 public hearing, staff mentioned no Findings of Fact and Statement of Overriding Consideration, which is required prior to final action on the project, were included in the distributed package. The public hearing was continued to July 9, 2008 and later continued to July 30, 2008 due to lack of quorum.
39. During the July 30, 2008 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public.
40. Five (5) people testified during the July 30, 2008 public hearing: four in opposition and one in support of Tract Map Condition Nos. 22 and 23 regarding offsite access. Issues raised by testifiers in opposition included: existing stock of senior citizen housing with specific mention of the number of senior citizen dwelling units approved and pending in the area; availability of amenities for senior citizens in the area; limited road access; fire facility not built; fire hazards; disturbance of ecological resources; removal of oak trees; request for bonding of all conditions by the applicant; slope failure in the Santa Clarita Area; and water availability.
41. During the July 30, 2008 public hearing, the applicant stated that: the senior citizen units will be outside the canyon and easily accessed ; 70 percent of the project will be open space dedicated to a public agency; open space includes trails; the Department of Parks and Recreation have an interest in the open space; the Sensitive Ecological Area within the project will be preserved; significant slope failure reports have been analyzed and mitigated; and a water analysis was included in the Draft EIR.
42. During the July 30, 2008 public hearing, the Commission expressed concerns regarding projects being improved and not developed, resulting in disturbed undeveloped areas. The applicant stated in reply, that D.R. Horton would not improve the site unless there was a market to support it.
43. During the July 30, 2008 public hearing, the Commission noted that the transportation contribution noted by the applicant will be a "Dial-a-ride" type of service paid by the community and public transportation.
44. During the July 30, 2008 public hearing, the Commission noted that a pad is provided for by the project and will be available to the County for future needs of a Fire Station Facility. Fire Department staff noted that it has not yet been determined whether a fire station is required for the community.

45. During the July 30, 2008 public hearing, the Commission requested the Findings and Statements of Overriding Considerations Section 1.3 mention fire hazards and fire services.
46. During the July 30, 2008 public hearing, the Commission expressed concern for the projects water availability and annexation procedure to the Valencia Water Company. Staff from the Department of Public Works stated that the annexation of the project into the Valencia Water Company will be a discretionary procedure including a public hearing, after action by the Commission is taken.
47. During the July 30, 2008 public hearing, the Commission expressed concern regarding the absence of Commissioner Modugno and any issues that may have not been addressed.
48. After hearing all testimony, on July 30, 2008 the Commission continued the public hearing to August 20, 2008 to a date when all Commissioners could be available.
49. During the August 20, 2008 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public.
50. Five (5) people testified during the August 20, 2008 public hearing: four in opposition and one in support of Tract Map Condition Nos. 22 and 23 regarding offsite access. Issues raised by testifiers in opposition included: proximity of services for future senior citizens residents of the development; limited road access; disturbance of ecological resources and a Sensitive Ecological Area; removal of oak trees; fire hazards; future public service costs to be endured from fire fighting services; a request for bonding of all conditions by the applicant; and water availability.
51. During the August 20, 2008 public hearing, staff mentioned a new Public Works Roads condition and mitigation measure distributed the day of the hearing, regarding the project's fair share of improvements for the I-5 ramps of Marriot and Pico Canyon.
52. During the August 20, 2008 public hearing, the Commission expressed concern regarding the validity of the water availability letter of the project, two years from the date of the letter, and added a condition to the vesting tentative tract and conditional use permit requiring a current and valid water availability letter at various stages of the development including prior to final map recordation and before issuance of grading permits and building permits.
53. During the August 20, 2008 public hearing, the Commission expressed concern regarding restricting the senior citizen housing portion of the development to be one-hundred percent (100%) owner occupied. They mentioned, that there may be instances in where a unit could not be occupied owner occupied due to change life

events or change in ownership, and in those instances could temporarily be rented to a qualified occupant who could meet the same applicable federal, state, and local requirements. A condition to the housing permit was added, requiring a minimum of eighty-five percent (85%) of the ninety-three (93) condominium units be owner occupied. In addition, an existing condition was clarified to have the Conditions, Covenants, and Restrictions ("CC&Rs") of the senior citizen housing reflect the minimum owner occupied percentage required.

54. During the August 20, 2008 public hearing, the Commission noted that this project will not set precedent of future projects developing within Sensitive Ecological Areas or for replacement of Oak Trees.
55. During the August 20, 2008 public hearing, the Commission noted that this project was not delayed; since the applicant has returned with corrections requested from the September 6, 2008 public hearing, the project has been heard before the Commission three times within the last three months.
56. After hearing all testimony, on August 20, 2008 the Commission closed the public hearing; certified the Environmental Impact Report and Findings of Fact and Statement of Overriding Considerations; and recommended approval of Vesting Tentative Tract Map No. 53653, Zone Change Case No. 2008-00004-(5), Conditional Use Permit Case No. 2005-00088-(5), Oak Tree Permit Case No. 2005-00039-(5), Housing Permit Case NO. 2006-00001-(5).
57. As agreed to by the applicant, the applicant is required to disclose future access through the subject property to all future home buyers.
58. As agreed to by the applicant, the project shall not restrict future horsekeeping activities on the property.
59. As agreed to by the applicant, provision of transportation options for the senior development shall be incorporated into the project.
60. The zone change is consistent with the goals and policies of the Plan, a component of the General Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
61. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Forester and Fire Warden, Parks and Recreation, Public Health and Regional Planning.

62. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures, as shown on the site plan and Vesting Tentative Tract Map No. 53653.
63. Compatibility with surrounding land uses will be ensured through the related, subdivision, conditional use permit, oak tree permit, housing permit and environmental conditions.
64. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.
65. Modified conditions warrant a revision in the zoning plan as it pertains to the subject property as residential housing is needed for the fast-growing senior population.
66. The subject property is a proper location for the recommended zoning classification in that the recommended zoning classification for the subject property is compatible with adjacent and/or nearby zoning classifications and/or land uses. There is existing C-3 zoning in the areas adjacent to the proposed zone change area, as well as north of the subject property along The Old Road.
67. The adoption of the proposed zoning classification will be in the interest of public health, safety and general welfare, and in conformity with good planning practices in that the proposed zoning classification implement a project that promotes higher-density residential development for seniors in a location near commercially-zoned properties and near local shopping. Transportation options will be provided by the project for the senior condominium residents.
68. Adoption of the proposed zone change will enable the development of the subject property as proposed.
69. The applicant in this case has satisfied the "Burden of Proof" for the requested Zone Change which is needed and appropriate.
70. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq. ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on geotechnical, hydrology/water quality, hazards, noise, air quality, biological resources, cultural resources, aesthetics, traffic, water and wastewater, schools, fire services, sheriff services, solid waste, utilities (electricity and natural gas), libraries, and parks and recreation. Based on the Initial Study and project revisions, a Final EIR has been prepared for this project. The Final



EIR consists of the Draft EIR dated September 2006 and the Responses to Comments and identifies mitigation measures to be implemented as part of the project. The Findings of Fact and Statement of Overriding Considerations ("Findings and SOC") are incorporated herein by this reference, as if set forth in full.

71. The Commission reviewed and considered the Final EIR and found that it reflects the independent judgment of the County. As stated in the Final EIR and Findings of Fact and SOC, implementation of the project will result in specifically identified significant effects upon the environment. Except for adverse impacts upon aesthetics, air quality, biological resources, geology, noise, sheriff services (cumulative) and solid waste (cumulative), identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions for this project.
72. With respect to the adverse effects upon aesthetics, air quality, biological resources, geology, noise, sheriff services (cumulative) and solid waste (cumulative), the Commission determined that the substantial benefits resulting from the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings and SOC.
73. A Mitigation Reporting and Monitoring Program ("MMP") consistent with the conclusions and recommendations of the Final EIR was prepared, and its requirements are incorporated into the conditions of approval for this project.
74. The MMP in conjunction with the Final EIR identified in detail how compliance with its measures adopted to mitigate or avoid potential adverse impacts to the environment is ensured.
75. This project has an impact on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
76. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

**NOW, THEREFORE BE IT RESOLVED** that the Regional Planning Commission of the County of Los Angeles recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the above recommended zone change; and

2. Certify that the Final EIR has been completed in compliance with the California Environmental Quality Act, and the State and County Guidelines related thereto and reflects the independent judgment of the Board of Supervisors; and
3. Approve the Final EIR prepared for the project and certify that it has reviewed and considered the information contained therein; and
4. Approve and adopt the Mitigation Monitoring Program for the proposed project, incorporated in the Final EIR, and pursuant to Section 21081.6 of the Public Resources Code, find that the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and
5. Find that the proposed change of zone are consistent with the goals, policies and programs of the Santa Clarita Valley Area Plan, a component of the Los Angeles Countywide General Plan; and
6. Adopt Zone Change Case No. 2008-00004-(5) changing the zoning classification on the property as depicted on the attached Exhibit and described hereinabove.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on August 20, 2008.

  
Rosie O. Ruiz, Secretary  
County of Los Angeles  
Regional Planning Commission

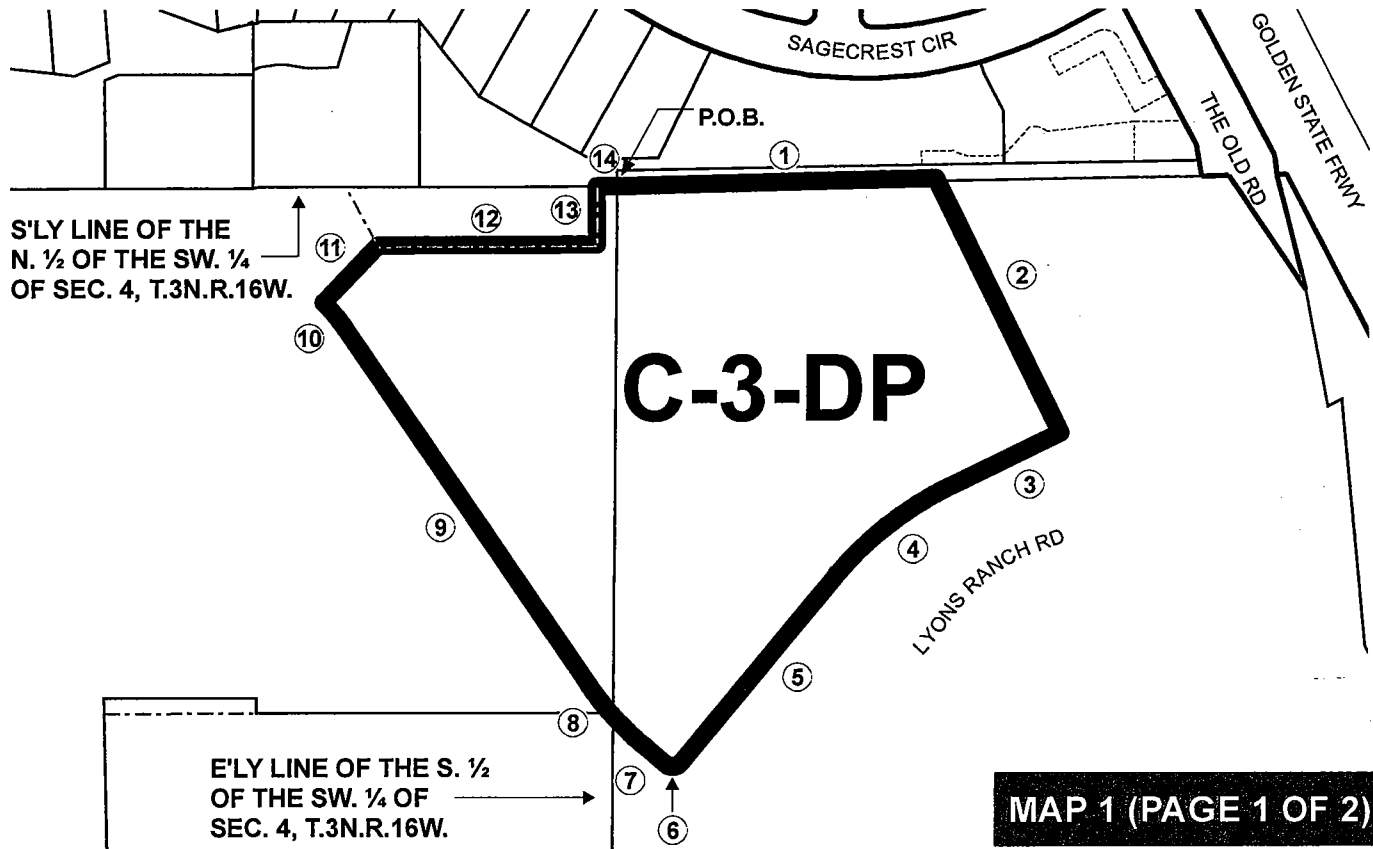
CHANGE OF PRECISE PLAN  
NEWHALL ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

ZONING CASE: **ZC 2008-00004 (5)**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



**LEGAL DESCRIPTION:**

ALL THAT PORTION OF THE S. 1/2 OF SEC. 4, T.3N.R.16W., SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE S'LY LINE OF THE N. 1/2 OF THE SW. 1/4 OF SAID SEC. 4 WITH THE E. LINE OF SAID SW. 1/4 OF SAID SEC. 4, SAID INTERSECTION ALSO BEING AT AN ANGLE POINT IN THE S'LY LINE OF LOT 35 OF TR43792 AS PER MAP RECORDED IN BOOK 1071 PAGES 42 THROUGH 48, INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE N. LINE OF THE SW. 1/4 OF THE SE. 1/4 OF SAID SEC. 4,

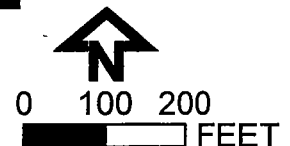
CONTINUE TO PAGE 2 OF MAP 1

**DIGITAL DESCRIPTION:** VCOZD\_NEWHALL

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
HAROLD V. HELSLEY, CHAIR  
BRUCE W. McCLENDON, PLANNING DIRECTOR

**LEGEND:**

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA



COUNTY ZONING MAP  
246H117

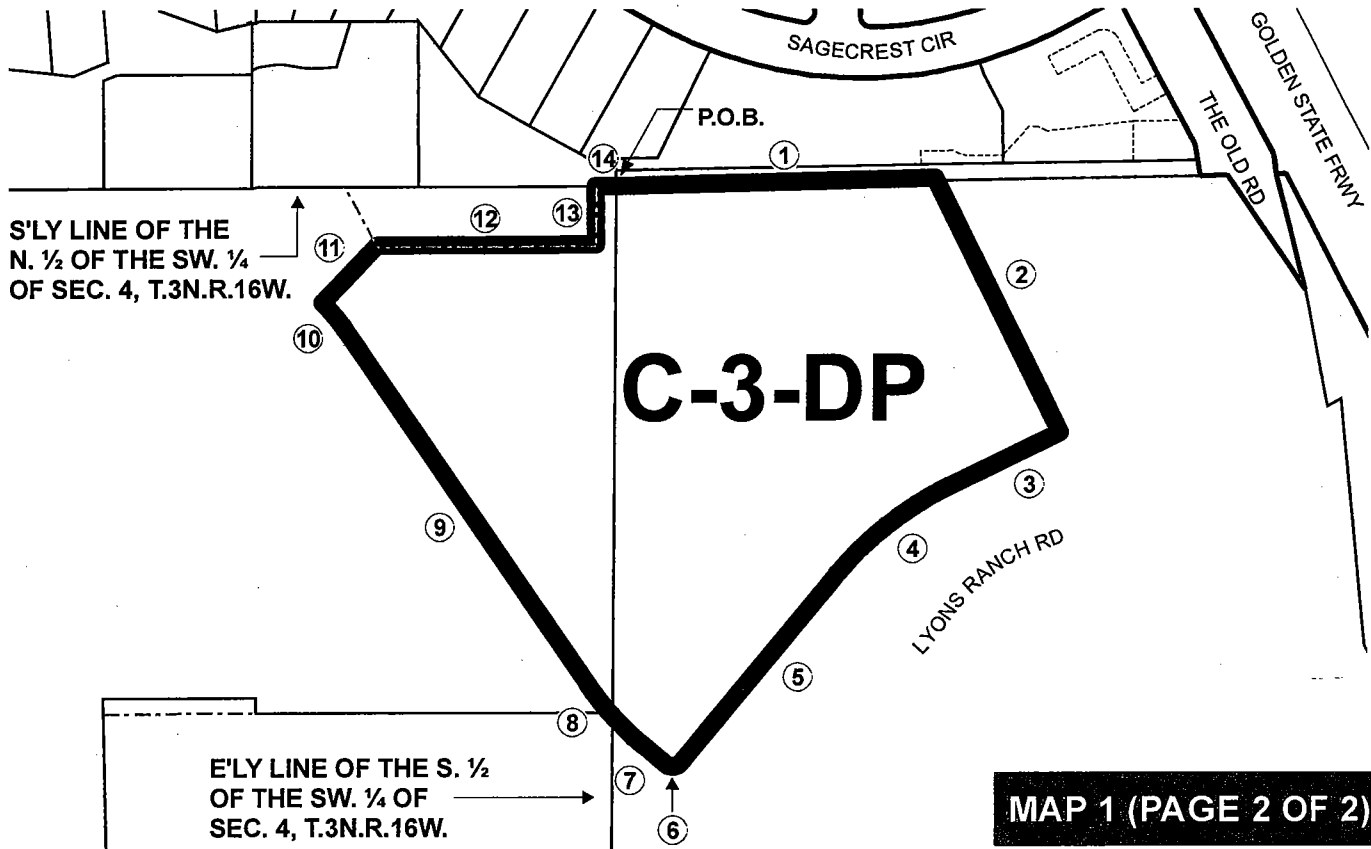
CHANGE OF PRECISE PLAN  
NEWHALL ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

ZONING CASE: **ZC 2008-00004 (5)**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



**LEGAL DESCRIPTION: CONTINUED FROM PAGE 1 OF MAP 1**

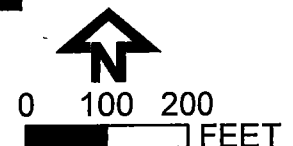
- |                          |                           |
|--------------------------|---------------------------|
| ①—N.88°48'07"E. 399.90'  | ⑨—N.34°28'28"W. 541.88'   |
| ②—S.26°07'39"E. 356.62'  | ⑩—RADIUS: 230.00'         |
| ③—S.63°52'21"W. 153.66'  | CENTRAL ANGLE: 11°21'06"  |
| ④—RADIUS: 432.00'        | ARC DISTANCE: 45.57'      |
| CENTRAL ANGLE: 24°19'32" | ⑪—N.44°10'26"E. 99.28'    |
| ARC DISTANCE: 183.41'    | ⑫—N.89°43'46"E. 275.00'   |
| ⑤—S.39°32'49"W. 303.55'  | ⑬—N.00°16'14"W. 75.00' TO |
| ⑥—RADIUS: 13.00'         | THE S'LY LINE OF THE      |
| CENTRAL ANGLE: 90°00'00" | N. 1/2 OF THE SW. 1/4 OF  |
| ARC DISTANCE: 20.42'     | SAID SEC. 4               |
| ⑦—N.50°27'11"W. 36.30'   | ⑭—N.89°43'46"E. 25.21' TO |
| ⑧—RADIUS: 370.00'        | THE POINT OF BEGINNING    |
| CENTRAL ANGLE: 15°58'43" |                           |
| ARC DISTANCE: 103.19'    |                           |

**DIGITAL DESCRIPTION:** VCOZD\_NEWHALL

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
HAROLD V. HELSLEY, CHAIR  
BRUCE W. McCLENDON, PLANNING DIRECTOR

**LEGEND:**

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



COUNTY ZONING MAP  
246H117

**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
FOR CONDITIONAL USE PERMIT CASE NO. 2005-00088-(5)**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Conditional Use Permit Case No. 2005-00088-(5) on November 15, 2006, June 18, 2008, July 9, 2008, July 30, 2008 and August 20, 2008. Conditional Use Permit Case No. 2005-00088-(5) was heard concurrently with Zone Change Case No. 2008-00004-(5), Vesting Tentative Tract Map No. 53653, Oak Tree Permit Case No. 2005-00039-(5) and Housing Permit Case No. 2006-00001-(5).
2. The applicant, D.R. Horton, is proposing a residential development of 92 single-family lots, one multi-family lot with 93 new attached senior condominium units within two buildings as well as five open space lots, six public facility lots, one park lot and one fire station lot on 234.8 gross acres.
3. A conditional use permit ("CUP") is required to ensure compliance with the requirements of nonurban hillside management, density-controlled development, development within an SEA, residential use in a commercial zone, and onsite project grading pursuant to Sections 22.24.100, 22.24.150, 22.28.210, 22.56.010, 22.56.205, 22.56.215 of the Los Angeles County Code ("County Code") as well as ensure compliance with the proposed Development Program ("DP") zoning pursuant to Section 22.40.040 of the County Code.
4. The subject site is located approximately 273 feet southwest of Sagecrest Circle, west of the Golden State ("I-5") Freeway and The Old Road between Calgrove Boulevard and Sagecrest Circle in Newhall Zoned District.
5. The irregularly-shaped property is 234.8 gross acres in size with slight to steeply sloping terrain. Approximately one-third of the subject property has zero to 25 percent slopes, one-third has 25 to 50 percent slopes, and one-third has slopes greater than 50 percent.
6. Access to the proposed development is provided by The Old Road, an 80-foot wide secondary highway as designated on the Los Angeles County Master Plan of Highways. The main access road serving the project will be 64-foot wide "A" Street with additional interior access provided by 64-foot collector streets, and 60-foot and 58-foot wide local streets.
7. The project site is currently zoned A-2-1 (Heavy Agriculture – One Acre Minimum Required Lot Area), A-2-2 (Heavy Agriculture – Two Acre Minimum Required Lot Area) and C-3 (Unlimited Commercial), which were established by Ordinance No. 7168 on July 5, 1957. The project proposes a zone change on 9.3 acres from A-2-1 and A-2-2 to C-3-DP (Unlimited Commercial – Development Program) over the senior multi-family Lot No. 94.

**Findings**

8. Surrounding zoning includes RPD-1-1.4U (Residential Planned Development – One Acre Minimum Required Lot Area – 1.4 Dwelling Units per Net Acre) and C-3 (Unlimited Commercial) to the north; City of Santa Clarita to the east; A-2-2 and R-R (Resort and Recreation) to the south; and A-2-2 to the west.
9. The subject property consists of four vacant lots. Surrounding uses include single-family residences to the north; I-5 Freeway and single-family residences (City of Santa Clarita) to the east; park and vacant property to the south; and vacant property to the west.
10. Zone Change Case No. 2008-00004-(5) is a related request to change the zoning on 9.3 acres of the subject property from A-2-1 and A-2-2 to C-3-DP for the senior condominium development. The Development Program ("DP") designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new conditional use permit ("CUP") is first obtained.
11. Vesting Tentative Tract Map No. 53653 is a related request to create 93 single-family lots, one multi-family lot with 93 new attached senior condominium units within two buildings as well as five open space lots, six public facility lots, one park lot and one fire station lot on 234.8 gross acres. One single-family lot is required to be eliminated due to density, for a maximum of 92 single-family lots.
12. Oak Tree Permit Case No. 2005-00039-(5) is a related request to authorize removal of 162 oak trees (including 13 heritage oaks) and encroachment within the protected zone of 52 oak trees (including six heritage oaks).
13. Housing Permit Case No. 2006-00001-(5) is a related request to authorize a 50 percent density bonus associated with a senior citizen housing development along with modification of the maximum building height of 35 feet to 50 feet
14. The Exhibit "A" dated July 11, 2006, depict a residential development of 93 attached senior condominiums in two buildings, and 93 single-family lots in clustered design. The single-family lots range from approximately 9,350 square feet to 3.2 acres in size. Grading consists of 2,090,350 cubic yards of cut and fill (total of 4,180,700 cubic yards) to be balanced onsite. Also depicted is a fire station location along The Old Road as well as desilting basins, a private park and a 12-foot wide hiking and riding trail traversing the property. Open space consists of 167.6 acres (71.4 percent), including 123.6 acres of natural open space. The project also depicts access to offsite properties through two tap streets to the west, and one tap street to

**Findings**

the east. The senior multi-family lot also proposes a private recreational building, pool and spa, and will contain 172 parking spaces

15. The property is depicted in the Non-urban 2 ("N2") and Hillside Management ("HM") land use category of the Santa Clarita Valley Areawide Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). Residential development is permitted within the N2 and HM land use categories. The proposed 186 dwelling units exceed the maximum 123 dwelling units permitted by the N2 and HM land use categories for residential development. However, the Plan supports a density bonus of up to 50 percent for the senior development for a maximum of 185 dwelling units. One single-family residential lot will be required to be eliminated at the time of final map recordation to comply with the Plan's maximum density. The property is also designated within two Significant Ecological Areas ("SEAs") (Lyon Canyon, and Santa Susana Mountains); the project proposes development within the boundaries of both SEAs.
16. The single-family residential portion of the project is consistent with the existing zoning classifications. Single-family residential development is permitted in the A-2 zone pursuant to Section 22.24.120 of the Los Angeles County Code ("County Code"). The applicant has requested a CUP to authorize a clustered design within three areas as a density-controlled development pursuant to Section 22.24.150 and 22.56.205 of the County Code, which reduces the lot sizes to less than the one acre and two acres required but maintains an average of one and two acres per lot throughout the project (excluding the fire station and senior multi-family portion of the development) and reserves the undeveloped portion of the project as permanent open space.
17. The multi-family senior condominium portion of the project is consistent with the proposed C-3-DP zoning classification as the applicant has requested a CUP to permit a residential use in a commercial zone pursuant to Section 22.28.210 of the County Code. The applicant has also requested a CUP to comply with the proposed DP zone to ensure that the development will comply with the proposed designs and exhibits as submitted to the Commission.
18. Of the project's 93 condominium units, the applicant proposes that all 93 dwelling units be set aside for seniors in perpetuity to qualify for the density bonus as applied for under the associated housing permit.
19. Twenty-four (24) comment letters were submitted to the Commission. Twenty (20) letters were in opposition to the project, with concerns related to lack of access being provided by this project to adjoining properties to the west and northwest, and a desire to retain horsekeeping abilities on the proposed single-family lots. Concerns also include requests for reduction in project size to reduce impacts to the

Findings

SEAs as well as a question regarding the provision of an adequate second means of access; and requests for fire station to be constructed as part of the project, and disclosure regarding fire danger. Changed circumstances due to the recent Wanger decision with respect to water supply; and request for project changes in order to preserve more oak trees for an adjacent wildlife corridor, including elimination of the "back portion" of the development, and provision of full monetary value of removed trees to the Los Angeles County Oak Tree Fund ("Oak Fund"), were also raised in written correspondence.

20. Four letters were received by the Commission with neutral comments regarding provision of water from the Valencia Water Company, and comments regarding the Draft Environmental Impact Report ("EIR") including recommended mitigation measures.
21. During the November 16, 2006 public hearing, the Commission heard a presentation from staff. Staff presented the proposed subdivision with the associated CUP, oak tree permit and housing permit. After opening the public hearing, the Commission also heard testimony from the applicant as well as the public.
22. During the November 16, 2006 public hearing, the applicant presented the history of their project including an original proposal with the City of Santa Clarita for a much larger development. A modified project was submitted by the applicant to the County of Los Angeles for processing, and was designed to be consistent with the General Plan as well as provide for dedication of open space, trails to be open to the public, and creation of a private park lot with tot lot and other amenities. The project will improve public safety by providing a fire station location as well as emergency access to properties further west of The Old Road. School district mitigation agreements have also been finalized with the Newhall and William S. Hart Union School Districts, and the project was designed to preserve significant natural resources with additional enhancement of habitat.
23. Ten (10) people testified during the November 16, 2006 public hearing: four representing the applicant, two in support of the project, and four in opposition. Those in support of the project addressed the project's provision of dirt trails, and offsite access to the southwest (as depicted on the tentative map). Additional issues raised during the public hearing in opposition to the project, included comments related to provision of senior housing elsewhere that is much closer to shopping, increased paving of land resulting in less recharge and loss of riparian habitat, insufficient information in the Draft EIR regarding water supply and presence of perchlorate, and preservation of additional oak trees within the project. Concerns also presented addressed the project's significant and unavoidable



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impacts to seven factors in the Draft EIR, and recommendation for redesign to the Draft EIR's Alternative No. 4.

24. During the November 16, 2006 public hearing, the applicant responded that claims for offsite access via prescriptive easements have yet to be verified by the applicant, and while "not interested" in constructing additional roads, the applicant indicated their willingness to maintain access. The proposed market-rate senior housing will be for active seniors with onsite access to private recreational facilities, and within short distance to shopping locations. The impacts to the SEA are primarily from the debris basin lot, which would have been required with any alternative of the project. The applicant also indicated that the SEA Technical Advisory Committee ("SEATAC") confirmed that a debris basin is a compatible use with the SEA. The project was designed with up to 71 dwelling units with a single means of access in the southwest portion. Land is available on the property for onsite oak mitigation, and efforts will be focused where previous oak habitat exists or previously existed. The applicant also committed to placing no restrictions for horsekeeping on the property. Alternative No. 4 was considered by the applicant, but was determined to be infeasible based on the cost of acquiring and developing the property with high infrastructure costs. The project however was designed to provide benefits, including public access and a location for a fire station as well as maintaining the most sensitive habitat on the property as undisturbed.
25. During the November 16, 2006 public hearing, the Commission discussed the project and its impacts to oak trees and the SEA. The Commission discussed that while the project considers a large number of oak removals, including heritage oak trees, the property is within private ownership and project itself has benefits. The project has been mitigated to the extent feasible, and grading has been balanced onsite. Senior housing in this price range is needed, and shopping is available close to the development. The provision of offsite access via depicted tap streets allows for further development in private ownership, and with additional development comes a greater amount of open space dedication and contiguous open space.
26. During the November 16, 2006 public hearing, the Commission also expressed concerns with the development, including need for greater consideration of the tap streets and how they will affect future development. The project proposed is better than that previously proposed with the City of Santa Clarita, but further study of Alternative No. 4 was necessary to examine recharge, include a water supply assessment, and additional analysis in the Draft EIR regarding grading. A motion to continue the public hearing to a date certain to address these concerns was made, but did not pass.

**Findings**

27. During the November 16, 2006 public hearing, the Commission indicated that they felt there was sufficient information in all areas of the project, and that provision of tap streets allow for access to be resolved for landlocked parcels. The project was designed with consideration of economic constraints, and conversely Alternative No. 4 as indicated by the applicant, was infeasible. Fire sprinklers will be provided in the homes and the project was designed to comply with the maximum of 75 dwelling units on a single means of access with 71 homes.
28. After considering all testimony, the Commission closed the public hearing on November 16, 2006 and indicated their intent to approve Vesting Tentative Tract Map No. 53653, Conditional Use Permit Case No. 2005-00088-(5), Oak Tree Permit Case No. 2005-00039-(5), and Housing Permit Case No. 2006-00001-(5); and directed staff to return with final documents for approval including the Final EIR. The Commission also directed the applicant to work with the offsite property owners ("Kantor and Speer parties") to resolve the access issues before final action.
29. After the close of public hearing on November 16, 2006, the applicant worked with the Kantor and Speer parties in addressing concerns regarding provision of offsite access. The applicant, and Kantor and Speer parties discussed various potential access routes, with the ultimately conclusion of three options:
  - Option 1: This access route would be through the subject property in the general vicinity of debris basin Lot No. 96 and through open space Lot No. 104. An access easement could be granted through the subject property, with environmental review, engineering design and ultimate construction the responsibility of the Kantor and Speer parties.
  - Option 2: Access rights may already exist along the northern property line of the subject property. Access rights through prescriptive easements however, would have to be established through legal means by the Kantor and Speer parties, and can be done at any time independent from the subject project.
  - Option 3: This access route would be through the northern Larwin development, and lies outside the boundaries of the subject project. Negotiations on the terms of the access easement between Larwin and the Kantor and Speer parties were never finalized, and can be done at any time independent from the subject project. Engineering design and ultimate construction would be the responsibility of the Kantor and Speer parties.
30. Subsequent to the close of public hearing on November 16, 2006, the applicant was required to file an application for a zone change and amended CUP request to address the multi-family use in the existing A-2 zone. The zone change proposed changing the A-2-1 and A-2-2 zones to C-3-DP on 9.3 acres (senior multi-family Lot

**Findings**

No. 94) of the subject property. The amended CUP includes the DP zone and request to permit a residential use in a commercial zone.

31. On May 7, 2008, the Commission heard a presentation from staff for discussion and possible action regarding the additional entitlements required to implement the project as originally presented. On May 7, 2008, the Commission re-opened the public hearing to consider the zone change and amended CUP request, and directed staff to prepare proper notice of the re-opened public hearing to be held on June 18, 2008.
32. During the June 18, 2008 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public.
33. During the June 18, 2008 public hearing, the applicant mentioned a preference for option No. 1 which would be an easement near debris basin Lot No. 96 and open space Lot No. 104 since it would not require future modifications to the tentative map.
34. During the June 18, 2008 public hearing, the Commission requested disclosure to future purchasers of the potential for the project site to contain means of access to future developments. The applicant responded in agreement.
35. During the June 18, 2008 public hearing, the Commission expressed their concerns regarding the water source, status of the project's water report and preliminary annexation. The applicant clarified that the project would be annexed to the Valencia Water District, that additional information regarding not being served water had not been received, and that additional information will be provided at the next public hearing.
36. During the June 18, 2008 public hearing, the Commission expressed concerns regarding the replacement of 1,002 oak trees and the possibility of fitting the trees and a single family residence within each lot. The applicant clarified by stating that the site supports oak trees, an oak woodland will be re-created, 83 percent of the project oak trees and 72 percent of the oak woodland are to remain, and that maps of depicting these areas have been included in the Environmental Impact Report ("EIR").
37. During the June 18, 2008 public hearing, the Commission further discussed offsite access options as presented by staff. The Commission commented whether the Fire Department would require the width to be 20 to 30 feet; and that this issue is a balancing act between providing access to a limited number of single family homes in order to not create landlocked parcels, and creating new roads to future development. An enhanced access from what is existing today was discussed as a

**Findings**

way to preserve and protect access opposed to a road developed to full public road standards that would enable future zone changes and proposals of increased densities.

38. During the June 18, 2008 public hearing, staff mentioned no Findings of Fact and Statement of Overriding Consideration, which is required prior to final action on the project, were included in the distributed package. The public hearing was continued to July 9, 2008 and later continued to July 30, 2008 due to lack of quorum.
39. During the July 30, 2008 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public.
40. Five (5) people testified during the July 30, 2008 public hearing: four in opposition and one in support of Tract Map Condition Nos. 22 and 23 regarding offsite access. Issues raised by testifiers in opposition included: existing stock of senior citizen housing with specific mention of the number of senior citizen dwelling units approved and pending in the area; availability of amenities for senior citizens in the area; limited road access; fire facility not built; fire hazards; disturbance of ecological resources; removal of oak trees; request for bonding of all conditions by the applicant; slope failure in the Santa Clarita Area; and water availability.
41. During the July 30, 2008 public hearing, the applicant stated that: the senior citizen units will be outside the canyon and easily accessed ; 70 percent of the project will be open space dedicated to a public agency; open space includes trails; the Department of Parks and Recreation have an interest in the open space; the Sensitive Ecological Area within the project will be preserved; significant slope failure reports have been analyzed and mitigated; and a water analysis was included in the Draft EIR.
42. During the July 30, 2008 public hearing, the Commission expressed concerns regarding projects being improved and not developed, resulting in disturbed undeveloped areas. The applicant stated in reply, that D.R. Horton would not improve the site unless there was a market to support it.
43. During the July 30, 2008 public hearing, the Commission noted that the transportation contribution noted by the applicant will be a "Dial-a-ride" type of service paid by the community and public transportation.
44. During the July 30, 2008 public hearing, the Commission noted that a pad is provided for by the project and will be available to the County for future needs of a Fire Station Facility. Fire Department staff noted that it has not yet been determined whether a fire station is required for the community.

**Findings**

45. During the July 30, 2008 public hearing, the Commission requested the Findings and Statements of Overriding Considerations Section 1.3 mention fire hazards and fire services.
46. During the July 30, 2008 public hearing, the Commission expressed concern for the projects water availability and annexation procedure to the Valencia Water Company. Staff from the Department of Public Works stated that the annexation of the project into the Valencia Water Company will be a discretionary procedure including a public hearing, after action by the Commission is taken.
47. During the July 30, 2008 public hearing, the Commission expressed concern regarding the absence of Commissioner Modugno and any issues that may have not been addressed.
48. After hearing all testimony, on July 30, 2008 the Commission continued the public hearing to August 20, 2008 to a date when all Commissioners could be available.
49. During the August 20, 2008 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public.
50. Five (5) people testified during the August 20, 2008 public hearing: four in opposition and one in support of Tract Map Condition Nos. 22 and 23 regarding offsite access. Issues raised by testifiers in opposition included: proximity of services for future senior citizens residents of the development; limited road access; disturbance of ecological resources and a Sensitive Ecological Area; removal of oak trees; fire hazards; future public service costs to be endured from fire fighting services; a request for bonding of all conditions by the applicant; and water availability.
51. During the August 20, 2008 public hearing, staff mentioned a new Public Works Roads condition and mitigation measure distributed the day of the hearing, regarding the project's fair share of improvements for the I-5 ramps of Marriot and Pico Canyon.
52. During the August 20, 2008 public hearing, the Commission expressed concern regarding the validity of the water availability letter of the project, two years from the date of the letter, and added a condition to the vesting tentative tract and conditional use permit requiring a current and valid water availability letter at various stages of the development including prior to final map recordation and before issuance of grading permits and building permits.
53. During the August 20, 2008 public hearing, the Commission expressed concern regarding restricting the senior citizen housing portion of the development to be one-

**Findings**

hundred percent (100%) owner occupied. They mentioned, that there may be instances in where a unit could not be occupied owner occupied due to change life events or change in ownership, and in those instances could temporarily be rented to a qualified occupant who could meet the same applicable federal, state, and local requirements. A condition to the housing permit was added, requiring a minimum of eighty-five percent (85%) of the ninety-three (93) condominium units be owner occupied. In addition, an existing condition was clarified to have the Conditions, Covenants, and Restrictions ("CC&Rs") of the senior citizen housing reflect the minimum owner occupied percentage required.

54. During the August 20, 2008 public hearing, the Commission noted that this project will not set precedent of future projects developing within Sensitive Ecological Areas or for replacement of Oak Trees.
55. During the August 20, 2008 public hearing, the Commission noted that this project was not delayed; since the applicant has returned with corrections requested from the September 6, 2008 public hearing, the project has been heard before the Commission three times within the last three months.
56. After hearing all testimony, on August 20, 2008 the Commission closed the public hearing; certified the Environmental Impact Report and Findings of Fact and Statement of Overriding Considerations; and recommended approval of Vesting Tentative Tract Map No. 53653, Zone Change Case No. 2008-00004-(5), Conditional Use Permit Case No. 2005-00088-(5), Oak Tree Permit Case No. 2005-00039-(5), Housing Permit Case NO. 2006-00001-(5).
57. As agreed to by the applicant, the applicant is required disclosure of future access through the subject property to all future home buyers.
58. As agreed to by the applicant, the project shall not restrict future horsekeeping activities on the property.
59. As agreed to by the applicant, provision of transportation options for the senior development shall be incorporated into the project.
60. The proposed project is required to comply with the development standards of the A-2, C-3 and C-3-DP zones pursuant to Sections 22.24.170, 22.28.220 and 22.40.070 of the County Code, except as otherwise modified herein and by Housing Permit Case No. 2006-00001-(5).
61. Pursuant to Section 22.56.205 of the County Code, all commonly owned areas within the density-controlled development shall be permanently reserved by homeowners association or other appropriate means or methods to ensure the

**Findings**

permanent reservation and continued perpetual maintenance of required commonly owned areas. Open space Lot Nos. 102 and 103 shall be owned and maintained by the homeowners association. Open space Lot Nos. 104 through 107 shall be dedicated to a public agency to the satisfaction of Los Angeles County Department of Regional Planning ("Regional Planning").

62. Pursuant to Section 22.56.205 of the County Code, all dwelling unit types shall be single-family residences. The density-controlled development covers the project site with exception of the senior multi-family Lot No. 94 and fire station Lot No. 95. All proposed residential lots are single-family.
63. Pursuant to Section 22.56.205 of the County Code, the location, separation and height of buildings shall be governed by conditions. By County Code provisions, the single-family dwelling units may reach a maximum height of 35 above grade, and may be located on the lot in compliance with applicable yard setbacks.
64. Pursuant to Section 22.52.215 of the County Code, a minimum of 70 percent shall be provided as open space. The subject property is 234.8 acres in size, and provides 167.6 acres or 71.4 percent open space. Areas counted toward open space include undisturbed natural areas, graded slopes within private ownership, and unpaved portions of the debris basin and proposed park.
65. The applicant has submitted a development progress schedule for the DP zone pursuant to Section 22.40.050 of the County Code.
66. As a condition of approval of this grant, the permittee shall be required to comply with all applicable conditions for hillside management, SEA, DP, and density-controlled development as set forth in Sections 22.40.070, 22.56.205, and 22.56.215 of the County Code.
67. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on geotechnical, hydrology/water quality, hazards, noise, air quality, biological resources, cultural resources, aesthetics, traffic, water and wastewater, schools, fire services, sheriff services, solid waste, utilities (electricity and natural gas), libraries, and parks and recreation. Based on the Initial Study and project revisions, a Final EIR has been prepared for this project. The Final EIR consists of the Draft EIR dated September 2006 and the Responses to Comments and identifies mitigation measures to be implemented as part of the project. The Findings of Fact and Statement of

**Findings**

Overriding Considerations ("Findings and SOC") are incorporated herein by this reference, as if set forth in full.

68. The Commission reviewed and considered the Final EIR and found that it reflects the independent judgment of the County. As stated in the Final EIR and Findings of Fact and SOC, implementation of the project will result in specifically identified significant effects upon the environment. Except for adverse impacts upon aesthetics, air quality, biological resources, geology, noise, sheriff services (cumulative) and solid waste (cumulative), identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions for this project.
69. With respect to the adverse effects upon aesthetics, air quality, biological resources, geology, noise, sheriff services (cumulative) and solid waste (cumulative), the Commission determined that the substantial benefits resulting from the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings and SOC.
70. A Mitigation Reporting and Monitoring Program ("MMP") consistent with the conclusions and recommendations of the Final EIR was prepared, and its requirements are incorporated into the conditions of approval for this project.
71. The MMP in conjunction with the Final EIR identified in detail how compliance with its measures adopted to mitigate or avoid potential adverse impacts to the environment is ensured.
72. This project has an impact on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
73. Approval of this subdivision is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for Vesting Tentative Tract Map No. 53653, Oak Tree Permit Case No. 2005-00039-(5), Housing Permit Case No. 2006-00001-(5) and the MMP.
74. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
75. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the



**Findings**

Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:**

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted Plan, a component of the General Plan;
- B. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required;
- E. That the proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard;
- F. That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area;
- G. That the proposed project is conveniently served by neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan;
- H. That the proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents;

**Findings**

- I. That the requested development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas;
- J. That the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state;
- K. That the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state;
- L. That the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resources from said requested development;
- M. That where necessary, fences or walls are provided to buffer important habitat areas from development;
- N. That roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths; and
- O. That such development program provides necessary safeguards to ensure completion of the proposed development by the applicant forestalling substitution of a lesser type of development contrary to the public convenience, welfare or development needs of the area.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

- 1. Certifies that the Final EIR was completed in compliance with CEQA and the State and County guidelines related thereto; certifies that it independently reviewed and considered the information contained in the Final EIR, and that the Final EIR reflects the independent judgment and analysis of the Commission as to the environmental consequences of the project; indicates that it certified the Final EIR at the conclusion of its hearing on the project and adopted the Findings of Fact, SOC and MMP, finding that pursuant to California Public Resources Code Section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation, found that the unavoidable significant effects of the project after adoption of said mitigation measures are as described in those findings; and determined that the remaining, unavoidable environmental effects of the project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the project as stated in the Findings of Fact and SOC; and
- 2. Approves Conditional Use Permit Case No. 2005-00088-(5) subject to the attached conditions.

**DEPARTMENT OF REGIONAL PLANNING**

**CONDITIONAL USE PERMIT CASE NO. 2005-00088-(5) Exhibit "A" Date: 7-11-2006**

**CONDITIONS:**

1. This grant authorizes the use of the 234.8-acre subject property for a residential development consisting of a maximum of 92 single-family units and 93 senior attached condominium units, as modified from the approved Exhibit "A" dated July 11, 2006, subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 9 and 57.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
6. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
7. The subject property shall be developed and maintained in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
8. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall

## Conditions

reimburse Regional Planning for all inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).

9. Within 5 days of the approval date of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for Project No. TR53653-(5), which includes Zone Change Case No. 2008-00004-(5), Vesting Tentative Tract Map No. 53653, Conditional Use Permit Case No. 2005-00088-(5), Oak Tree Permit Case No. 2005-00039-(5) and Housing Permit Case No. 2006-00001-(5). The project impacts fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$2,656.75**. No land use project subject to this requirement is final, vested or operative until the fee is paid.
10. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
11. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount of deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

**Conditions**

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code ("County Code").

12. This grant shall expire unless used within two years after the recordation of the final map for Vesting Tentative Tract Map No. 53653. In the event that Vesting Tentative Tract Map No. 53653 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
13. The subject property shall be graded, developed and maintained in substantial compliance with the approved vesting tentative tract map. An amended tentative tract map approved for Vesting Tentative Tract Map No. 53653 may, at the discretion of the Director of Planning, constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.
14. The permittee or successor in interest shall provide a current and valid water availability letter to the satisfaction of the Director of the Department of Regional Planning at the time of final map recordation, the issuance of grading permits, and the issuance of building permits for the approved development.
15. All development shall comply with the requirements of Title 22 of the County Code (Zoning Ordinance) and of the specific zoning of the subject property unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Planning.
16. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") and maintenance agreements and covenants to Regional Planning for review and approval. The CC&Rs shall include all of the project conditions, and include language that those conditions required to be in the CC&Rs may not be amended or eliminated by the homeowners association without approval from the Director of Planning.
17. The development of the subject property shall comply with all requirements and conditions approved for Vesting Tentative Tract Map No. 53653, Oak Tree Permit Case No. 2005-00039-(5) and Housing Permit Case No. 2006-00001-(5).
18. The permittee or successor in interest, shall provide a minimum of 167.6 acres or 71.4 percent open space, which includes natural, undisturbed areas; graded slopes; park; trail; and unpaved debris basin area.
19. The permittee shall dedicate open space Lot Nos. 104 through 107 to a public agency to the satisfaction of Regional Planning. The dedication shall contain language requiring that access for emergency purposes shall not be prohibited over said open space lots.

**Conditions**

20. The permittee shall provide for the ownership and maintenance of recreation Lot No. 102 and open space Lot No. 103 by the homeowners' association to the satisfaction of Regional Planning.
21. The permittee shall provide in the CC&Rs a method for the continuous maintenance of the common areas within multi-family Lot No. 94, including the driveway and the lighting system along all walkways, to the satisfaction of Regional Planning.
22. The permittee shall reserve in the CC&Rs the right for all residents within senior multi-family Lot No. 94 to use the driveways for access and the guest parking spaces throughout the multi-family lot.
23. The permittee shall provide in the CC&Rs that 93 dwelling units within multi-family Lot No. 94 shall be reserved for senior citizens in perpetuity. As agreed by the permittee, the permittee shall also provide in the CC&Rs that a minimum of eighty-five percent (85%) of the ninety-three (93) dwelling units shall be owner occupied.
24. The subdivider shall grant an easement for access and utilities as necessary, to offsite properties known collectively as Assessor's Parcel Number ("APN") 2826-022-022, 2826-022-023, and 2826-022-024 ("offsite properties"), to a width necessary, including slopes, for a 28-foot wide access driveway through the subject property in the general vicinity of debris basin Lot No. 96 and or to Lot No. 104, prior to recordation of the associated tract map. The subdivider shall submit draft documents for Regional Planning review and approval prior to recordation and grant of easement. Engineering and construction of the access shall be the responsibility of the recipients. If some or all of the offsite properties are acquired by a public agency, the easement for the publicly-acquired property or properties shall be revoked. This access easement revocation shall not preclude any creation of trail easements through the publicly acquired property or properties. Any remaining easements for access granted herein may be modified as necessary to ensure 28-foot wide access to the other offsite properties not acquired by a public agency.
25. As agreed to by the applicant, horsekeeping activities that comply with all County requirements, shall not be prohibited within the development. Include language in the CC&Rs and provide a draft copy of the CC&Rs to Regional Planning for review and approval.
26. This project is approved as density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the A-2-1 (Heavy Agriculture – One Acre Minimum Required Lot Area) and A-2-2 (Heavy Agriculture – Two Acres Minimum Required Lot Area) in accordance with Section 22.56.205 of the County Code.

Conditions

27. All commonly owned areas within the density-controlled development, shall be permanently reserved as open space. Such reservation shall be by establishment of a homeowners association, maintenance district or other appropriate means or methods to ensure the permanent reservation and continued perpetual maintenance of required commonly owned areas.
28. As a means to further ensure the permanent reservation of commonly owned areas, no dwelling unit shall be sold, conveyed or otherwise alienated or encumbered separately from an undivided interest in any commonly owned areas comprising a part of such development. Such undivided interest shall include either an undivided interest in the commonly owned areas or a share in the corporation or voting membership in an association owning the commonly owned areas.
29. All dwelling units within the density-controlled development (entire property except multi-family Lot No. 94 and fire station Lot No. 95) shall be single-family residences.
30. Prior to the issuance of any grading and/or building permit, site plans covering the development shall be submitted to and approved by the Director of Planning indicating that the proposed grading and/or construction:
  - a. complies with the conditions of this grant and the standards of the zone; and
  - b. is compatible with hillside and SEA resources.
31. No structure shall exceed 35 feet in height, except for chimneys and rooftop antennas, except for the main residential structures within multi-family Lot No. 94 which shall not exceed 50 feet in height. Prior to any issuance of any building permit, a site plan including exterior elevations and major architectural features shall be submitted to and approved by the Director of Planning, as a revised Exhibit "A," to ensure compliance.
32. A minimum of two covered automobile parking spaces for each single family residential lot shall be provided and continuously maintained and developed to the specifications listed in Section 22.52.1060 of the County Code. The required parking spaces shall be continuously available for vehicle parking only and shall not be used for storage, automobile repair, or any other unauthorized use.
33. A minimum of 172 automobile parking spaces, as depicted on the approved Exhibit "A" (dated July 11, 2006) or on an approved revised Exhibit "A", shall be provided and continuously maintained on multi-family Lot No. 94, developed to the specifications listed in Section 22.52.1060 of the County Code. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. Continual availability and maintenance of required parking spaces shall be provided for in the CC&Rs.

**Conditions**

34. All utilities shall be placed underground. Prior to the issuance of any building permit, the permittee shall provide evidence that contractual arrangements have been made with the local utilities to install underground all new facilities necessary to furnish services in the proposed development.
35. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").
36. Detonation of explosives or any other blasting device or material is prohibited unless required permits have been obtained and adjacent property owners have been notified.
37. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m., and Saturday between the hours of 8:00 a.m. and 5:00 p.m. Sunday or holiday operations are prohibited. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby residences and neighborhoods. Generator and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences.
38. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.
39. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after construction or grading activities is done for the day. All clearing, grading, earth moving or excavation activities shall cease during periods of high wind (i.e. greater than 20 mph average over one hour) to prevent excessive amounts of dust.
40. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
41. No construction equipment or vehicles, including construction crew's personal vehicles, shall be parked or stored on any existing public or private streets.
42. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect as required throughout the life of this permit.
43. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.



Conditions

44. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the property, or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
45. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence. Paint utilized in covering such markings shall be of a color that matches, as closely as possible the color of the adjacent surfaces.
46. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the ordinances and County Building and Plumbing Codes.
47. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Public Health ("Public Health"). Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department.
48. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented to the satisfaction of Public Health. If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Public Health and the California Regional Water Quality Control Board.
49. Prior to the issuance of any building permit, the permittee shall demonstrate compliance with State Seismic Hazard Safety laws to the satisfaction of Public Works.
50. Prior to the issuance of any grading permit, the project design shall provide for the filtering of flows to capture contaminants originating from the project site to the satisfaction of and approval by Public Works.
51. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
52. During construction, all large-size truck trips shall be limited to off-peak commute periods.
53. During construction, the permittee shall obtain a Caltrans transportation permit as necessary for any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on state highways.

Conditions

54. All graded slopes (cut and fill) shall be revegetated. Prior to the issuance of any grading or building permit, three copies of a landscape plan, which may be incorporated into a revised Exhibit "A," shall be submitted to and approved by the Director of Planning. The landscape plan shall show size, type, and location of all plants, trees, and sprinkler facilities, including all landscaping and irrigation. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, and shall use reclaimed water.

In addition to the review and approval by the Director of Planning, the landscaping plans will be reviewed by the staff biologist of Regional Planning and the Los Angeles County Forester and Fire Warden ("Forester and Fire Warden"). Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements. No invasive species are permitted.

The landscaping plan must show that landscaped areas shall contain minimum 75 percent locally indigenous species, including trees, shrubs and ground covering. However, if the permittee demonstrates to the satisfaction of the Director of Planning that compliance with this requirement is not possible due to County fire safety requirements, then the Director of Planning may determine that a lower percentage of such planting shall be required. In those areas where the Director of Planning approves a lower percentage, the amount of such required locally indigenous vegetation shall be at least 50 percent. The landscaping will include trees, shrubs and ground covering at a mixture and density determined by the Director of Planning and the Forester and Fire Warden. Fire retardant plants shall be given first consideration.

Timing of Planting. Prior to the issuance of grading or building permits for any development, the permittee shall submit a landscaping phasing plan for the landscaping associated with the construction to be approved by the Director of Planning. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

55. Record a covenant with the County agreeing to comply with the required environmental mitigation measures in the Mitigation Monitoring Program ("MMP"). Prior to recordation, submit a copy of the covenant to the Director of Planning for review and approval.
56. The environmental mitigation measures are incorporated herein by reference and made conditions of this grant. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to the Director of Planning for approval, until such time as all mitigation measures have been implemented and completed. Additional reports shall be submitted as required by the Director of Planning.

Conditions

57. Within 30 days of the approval of this grant, the permittee shall deposit the sum of **\$3,000.00** with Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the Mitigation Monitoring Program. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Planning, to ensure that all applicable mitigation measures are implemented and reported in the required MMP.
58. Except as otherwise modified herein, the permittee shall comply with all of the following permit conditions for Development Program zoning:
  - a. No building or structure of any kind except a temporary structure used only in the developing of the property according to the program shall be built, erected, or moved onto any part of the multi-family Lot No. 94;
  - b. No existing building or structure which under the program is to be demolished shall be used;
  - c. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered;
  - d. All improvements shall be completed prior to the occupancy of any structures within multi-family Lot No. 94; and
  - e. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
FOR HOUSING PERMIT CASE NO. 2006-00001-(5)**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Housing Permit Case No. 2006-00001-(5) on November 15, 2006, June 18, 2008, July 9, 2008, July 30, 2008 and August 20, 2008. Housing Permit Case No. 2006-00001-(5) was heard concurrently with Zone Change Case No. 2008-00004-(5), Vesting Tentative Tract Map No. 53653, Conditional Use Permit Case No. 2005-00088-(5), and Oak Tree Permit Case No. 2005-00039-(5).
2. Housing Permit Case No. 2006-00001-(5) is a request to authorize a 50 percent density bonus associated with a senior citizen housing development along with modification of the maximum building height of 35 feet to 50 feet; and to provide less than required parking of 209 parking spaces (186 covered for residents and 23 for guest parking).
3. The subject site is located approximately 273 feet southwest of Sagecrest Circle, west of the Golden State ("I-5") Freeway and The Old Road between Calgrove Boulevard and Sagecrest Circle in Newhall Zoned District.
4. The irregularly-shaped property is 234.8 gross acres in size with slight to steeply sloping terrain. Approximately one-third of the subject property has zero to 25 percent slopes, one-third has 25 to 50 percent slopes, and one-third has slopes greater than 50 percent.
5. Access to the proposed development is provided by The Old Road, an 80-foot wide secondary highway as designated on the Los Angeles County Master Plan of Highways. The main access road serving the project will be 64-foot wide "A" Street with additional interior access provided by 64-foot collector streets and 60-foot and 58-foot wide local streets.
6. The project site is currently zoned A-2-1 (Heavy Agriculture – One Acre Minimum Required Lot Area), A-2-2 (Heavy Agriculture – Two Acre Minimum Required Lot Area) and C-3 (Unlimited Commercial), which were established by Ordinance No. 7168 on July 5, 1957. The project proposes a zone change on 9.3 acres from A-2-1 and A-2-2 to C-3-DP (Unlimited Commercial – Development Program) over the senior multi-family Lot No. 94.
7. Surrounding zoning includes RPD-1-1.4U (Residential Planned Development – One Acre Minimum Required Lot Area – 1.4 Dwelling Units per Net Acre) and C-3 (Unlimited Commercial) to the north; City of Santa Clarita to the east; A-2-2 and R-R (Resort and Recreation) to the south; and A-2-2 to the west.

8. The subject property consists of four vacant lots. Surrounding uses include single-family residences to the north; I-5 Freeway and single-family residences (City of Santa Clarita) to the east; park and vacant property to the south; and vacant property to the west.
9. Zone Change Case No. 2008-00004-(5) is a related request to change the zoning on 9.3 acres of the subject property from A-2-1 (Heavy Agriculture – One Acre Minimum Required Lot Area) and A-2-2 (Heavy Agriculture – Two Acre Minimum Required Lot Area) to C-3-DP (Unlimited Commercial – Development Program) for the senior condominium development. The Development Program (“DP”) designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked “Exhibit A.” No other development will be permitted on the property unless a new conditional use permit (“CUP”) is first obtained.
10. Vesting Tentative Tract Map No. 53653 is a related request to create 93 single-family lots, one multi-family lot with 93 new attached senior condominium units within two buildings, five open space lots, six public facility lots, one park lot and one fire station lot on 234.8 gross acres. One single-family lot is required to be eliminated due to density, for a maximum of 92 single-family lots.
11. Conditional Use Permit Case No. 2005-00088-(5) is a related request to ensure compliance with the requirements of nonurban hillside management; density-controlled development; development within an SEA, DP overlay zone, and residential use in a commercial zone; and onsite project grading.
12. Oak Tree Permit Case No. 2005-00039-(5) is a related request to removal of 162 oak trees (including 13 heritage oaks) and encroachment within the protected zone of 52 oak trees (including six heritage oaks).
13. The Exhibit “A” dated July 11, 2006, depicts a residential development of 93 attached senior condominiums in two buildings, and 93 single-family lots in clustered design. The single-family lots range from approximately 9,350 square feet to 3.2 acres in size. Grading consists of 2,090,350 cubic yards of cut and fill (total of 4,180,700 cubic yards) to be balanced onsite. Also depicted is a fire station location along The Old Road as well as desilting basins, a private park and a 12-foot wide hiking and riding trail traversing the property. Open space consists of 167.6 acres (71.4 percent), including 123.6 acres of natural open space. The project also depicts access to offsite properties through two tap streets to the west, and one tap street to the east. The senior multi-family lot also proposes a private recreational building, pool and spa, and will contain 172 parking spaces

14. The property is depicted in the Non-urban 2 ("N2") and Hillside Management ("HM") land use category of the Santa Clarita Valley Areawide Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). Residential development is permitted within the N2 and HM land use categories. The proposed 186 dwelling units exceed the maximum 123 dwelling units permitted by the N2 and HM land use categories for residential development. However, the Plan supports a density bonus of up to 50 percent for the senior development for a maximum of 185 dwelling units. One single-family residential lot will be required to be eliminated at the time of final map recordation to comply with the Plan's maximum density. The property is also designated within two Significant Ecological Areas ("SEAs") (Lyon Canyon, and Santa Susana Mountains); the project proposes development within the boundaries of both SEAs.
15. The single-family residential portion of the project is consistent with the existing zoning classifications. Single-family residential development is permitted in the A-2 zone pursuant to Section 22.24.120 of the Los Angeles County Code ("County Code"). The applicant has requested a CUP to authorize a clustered design within three areas as a density-controlled development pursuant to Section 22.24.150 and 22.56.205 of the County Code, which reduces the lot sizes to less than the one acre and two acres required but maintains an average of one and two acres per lot throughout the project (excluding the fire station and senior multi-family portion of the development) and reserves the undeveloped portion of the project as permanent open space.
16. The multi-family senior condominium portion of the project is consistent with the proposed C-3-DP zoning classification as the applicant has requested a CUP to permit a residential use in a commercial zone pursuant to Section 22.28.210 of the County Code. The applicant has also requested a CUP to comply with the proposed DP zone to ensure that the development will comply with the proposed designs and exhibits as submitted to the Commission.
17. Of the project's 93 condominium units, the applicant proposes that all 93 dwelling units be set aside for seniors in perpetuity to qualify for the density bonus as applied for under the associated housing permit.
18. Twenty-four (24) comment letters were submitted to the Commission. Twenty (20) letters were in opposition to the project, with concerns related to lack of access being provided by this project to adjoining properties to the west and northwest, and a desire to retain horsekeeping abilities on the proposed single-family lots. Concerns also include requests for reduction in project size to reduce impacts to the SEAs as well as a question regarding the provision of an adequate second

means of access; and requests for fire station to be constructed as part of the project, and disclosure regarding fire danger. Changed circumstances due to the recent Wanger decision with respect to water supply; and request for project changes in order to preserve more oak trees for an adjacent wildlife corridor, including elimination of the "back portion" of the development, and provision of full monetary value of removed trees to the Los Angeles County Oak Tree Fund ("Oak Fund"), were also raised in written correspondence.

19. Four letters were received by the Commission with neutral comments regarding provision of water from the Valencia Water Company, and comments regarding the Draft Environmental Impact Report ("EIR") including recommended mitigation measures.
20. During the November 16, 2006 public hearing, the Commission heard a presentation from staff. Staff presented the proposed subdivision with the associated CUP, oak tree permit and housing permit. After opening the public hearing, the Commission also heard testimony from the applicant as well as the public.
21. During the November 16, 2006 public hearing, the applicant presented the history of their project including an original proposal with the City of Santa Clarita for a much larger development. A modified project was submitted by the applicant to the County of Los Angeles for processing, and was designed to be consistent with the General Plan as well as provide for dedication of open space, trails to be open to the public, and creation of a private park lot with tot lot and other amenities. The project will improve public safety by providing a fire station location as well as emergency access to properties further west of The Old Road. School district mitigation agreements have also been finalized with the Newhall and William S. Hart Union School Districts, and the project was designed to preserve significant natural resources with additional enhancement of habitat.
22. Ten (10) people testified during the November 16, 2006 public hearing: four representing the applicant, two in support of the project, and four in opposition. Those in support of the project addressed the project's provision of dirt trails, and offsite access to the southwest (as depicted on the tentative map). Additional issues raised during the public hearing in opposition to the project, included comments related to provision of senior housing elsewhere that is much closer to shopping, increased paving of land resulting in less recharge and loss of riparian habitat, insufficient information in the Draft EIR regarding water supply and presence of perchlorate, and preservation of additional oak trees within the project. Concerns also presented addressed the project's significant and unavoidable impacts to seven factors in the Draft EIR, and recommendation for redesign to the Draft EIR's Alternative No. 4.

23. During the November 16, 2006 public hearing, the applicant responded that claims for offsite access via prescriptive easements have yet to be verified by the applicant, and while "not interested" in constructing additional roads, the applicant indicated their willingness to maintain access. The proposed market-rate senior housing will be for active seniors with onsite access to private recreational facilities, and within short distance to shopping locations. The impacts to the SEA are primarily from the debris basin lot, which would have been required with any alternative of the project. The applicant also indicated that the SEA Technical Advisory Committee ("SEATAC") confirmed that a debris basin is a compatible use with the SEA. The project was designed with up to 71 dwelling units with a single means of access in the southwest portion. Land is available on the property for onsite oak mitigation, and efforts will be focused where previous oak habitat exists or previously existed. The applicant also committed to placing no restrictions for horsekeeping on the property. Alternative No. 4 was considered by the applicant, but was determined to be infeasible based on the cost of acquiring and developing the property with high infrastructure costs. The project however was designed to provide benefits, including public access and a location for a fire station as well as maintaining the most sensitive habitat on the property as undisturbed.
24. During the November 16, 2006 public hearing, the Commission discussed the project and its impacts to oak trees and the SEA. The Commission discussed that while the project considers a large number of oak removals, including heritage oak trees, the property is within private ownership and project itself has benefits. The project has been mitigated to the extent feasible, and grading has been balanced onsite. Senior housing in this price range is needed, and shopping is available close to the development. The provision of offsite access via depicted tap streets allows for further development in private ownership, and with additional development comes a greater amount of open space dedication and contiguous open space.
25. During the November 16, 2006 public hearing, the Commission also expressed concerns with the development, including need for greater consideration of the tap streets and how they will affect future development. The project proposed is better than that previously proposed with the City of Santa Clarita, but further study of Alternative No. 4 was necessary to examine recharge, include a water supply assessment, and additional analysis in the Draft EIR regarding grading. A motion to continue the public hearing to a date certain to address these concerns was made, but did not pass.
26. During the November 16, 2006 public hearing, the Commission indicated that they felt there was sufficient information in all areas of the project, and that provision of tap streets allow for access to be resolved for landlocked parcels. The project was



designed with consideration of economic constraints, and conversely Alternative No. 4 as indicated by the applicant, was infeasible. Fire sprinklers will be provided in the homes and the project was designed to comply with the maximum of 75 dwelling units on a single means of access with 71 homes.

27. After considering all testimony, the Commission closed the public hearing on November 16, 2006 and indicated their intent to approve Vesting Tentative Tract Map No. 53653, Conditional Use Permit Case No. 2005-00088-(5), Oak Tree Permit Case No. 2005-00039-(5), and Housing Permit Case No. 2006-00001-(5); and directed staff to return with final documents for approval including the Final EIR. The Commission also directed the applicant to work with the offsite property owners ("Kantor and Speer parties") to resolve the access issues before final action.
28. After the close of public hearing on November 16, 2006, the applicant worked with the Kantor and Speer parties in addressing concerns regarding provision of offsite access. The applicant, and Kantor and Speer parties discussed various potential access routes, with the ultimately conclusion of three options:
  - Option 1: This access route would be through the subject property in the general vicinity of debris basin Lot No. 96 and through open space Lot No. 104. An access easement could be granted through the subject property, with environmental review, engineering design and ultimate construction the responsibility of the Kantor and Speer parties.
  - Option 2: Access rights may already exist along the northern property line of the subject property. Access rights through prescriptive easements however, would have to be established through legal means by the Kantor and Speer parties, and can be done at any time independent from the subject project.
  - Option 3: This access route would be through the northern Larwin development, and lies outside the boundaries of the subject project. Negotiations on the terms of the access easement between Larwin and the Kantor and Speer parties were never finalized, and can be done at any time independent from the subject project. Engineering design and ultimate construction would be the responsibility of the Kantor and Speer parties.
29. Subsequent to the close of public hearing on November 16, 2006, the applicant was required to file an application for a zone change and amended CUP request to address the multi-family use in the existing A-2 zone. The zone change proposed changing the A-2-1 and A-2-2 zones to C-3-DP on 9.3 acres (senior

multi-family Lot No. 94) of the subject property. The amended CUP includes the DP zone and request to permit a residential use in a commercial zone.

On May 7, 2008, the Commission heard a presentation from staff for discussion and possible action regarding the additional entitlements required to implement the project as originally presented. On May 7, 2008, the Commission re-opened the public hearing to consider the zone change and amended CUP request, and directed staff to prepare proper notice of the re-opened public hearing to be held on June 18, 2008.

30. During the June 18, 2008 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public.
31. During the June 18, 2008 public hearing, the applicant mentioned a preference for option No. 1 which would be an easement near debris basin Lot No. 96 and open space Lot No. 104 since it would not require future modifications to the tentative map.
32. During the June 18, 2008 public hearing, the Commission requested disclosure to future purchasers of the potential for the project site to contain means of access to future developments. The applicant responded in agreement.
33. During the June 18, 2008 public hearing, the Commission expressed their concerns regarding the water source, status of the project's water report and preliminary annexation. The applicant clarified that the project would be annexed to the Valencia Water District, that additional information regarding not being served water had not been received, and that additional information will be provided at the next public hearing.
34. During the June 18, 2008 public hearing, the Commission expressed concerns regarding the replacement of 1,002 oak trees and the possibility of fitting the trees and a single family residence within each lot. The applicant clarified by stating that the site supports oak trees, an oak woodland will be re-created, 83 percent of the project oak trees and 72 percent of the oak woodland are to remain, and that maps of depicting these areas have been included in the Environmental Impact Report ("EIR").
35. During the June 18, 2008 public hearing, the Commission further discussed offsite access options as presented by staff. The Commission commented whether the Fire Department would require the width to be 20 to 30 feet; and that this issue is a balancing act between providing access to a limited number of single family homes in order to not create landlocked parcels, and creating new roads to future development. An enhanced access from what is existing today was discussed as

a way to preserve and protect access opposed to a road developed to full public road standards that would enable future zone changes and proposals of increased densities.

36. During the June 18, 2008 public hearing, staff mentioned no Findings of Fact and Statement of Overriding Consideration, which is required prior to final action on the project, were included in the distributed package. The public hearing was continued to July 9, 2008 and later continued to July 30, 2008 due to lack of quorum.
37. During the July 30, 2008 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public.
38. Five (5) people testified during the July 30, 2008 public hearing: four in opposition and one in support of Tract Map Condition Nos. 22 and 23 regarding offsite access. Issues raised by testifiers in opposition included: existing stock of senior citizen housing with specific mention of the number of senior citizen dwelling units approved and pending in the area; availability of amenities for senior citizens in the area; limited road access; fire facility not built; fire hazards; disturbance of ecological resources; removal of oak trees; request for bonding of all conditions by the applicant; slope failure in the Santa Clarita Area; and water availability.
39. During the July 30, 2008 public hearing, the applicant stated that: the senior citizen units will be outside the canyon and easily accessed ; 70 percent of the project will be open space dedicated to a public agency; open space includes trails; the Department of Parks and Recreation have an interest in the open space; the Sensitive Ecological Area within the project will be preserved; significant slope failure reports have been analyzed and mitigated; and a water analysis was included in the Draft EIR.
40. During the July 30, 2008 public hearing, the Commission expressed concerns regarding projects being improved and not developed, resulting in disturbed undeveloped areas. The applicant stated in reply, that D.R. Horton would not improve the site unless there was a market to support it.
41. During the July 30, 2008 public hearing, the Commission noted that the transportation contribution noted by the applicant will be a "Dial-a-ride" type of service paid by the community and public transportation.
42. During the July 30, 2008 public hearing, the Commission noted that a pad is provided for by the project and will be available to the County for future needs of a Fire Station Facility. Fire Department staff noted that it has not yet been determined whether a fire station is required for the community.

43. During the July 30, 2008 public hearing, the Commission requested the Findings and Statements of Overriding Considerations Section 1.3 mention fire hazards and fire services.
44. During the July 30, 2008 public hearing, the Commission expressed concern for the projects water availability and annexation procedure to the Valencia Water Company. Staff from the Department of Public Works stated that the annexation of the project into the Valencia Water Company will be a discretionary procedure including a public hearing, after action by the Commission is taken.
45. During the July 30, 2008 public hearing, the Commission expressed concern regarding the absence of Commissioner Modugno and any issues that may have not been addressed.
46. After hearing all testimony, on July 30, 2008 the Commission continued the public hearing to August 20, 2008 to a date when all Commissioners could be available.
47. During the August 20, 2008 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public.
48. Five (5) people testified during the August 20, 2008 public hearing: four in opposition and one in support of Tract Map Condition Nos. 22 and 23 regarding offsite access. Issues raised by testifiers in opposition included: proximity of services for future senior citizens residents of the development; limited road access; disturbance of ecological resources and a Sensitive Ecological Area; removal of oak trees; fire hazards; future public service costs to be endured from fire fighting services; a request for bonding of all conditions by the applicant; and water availability.
49. During the August 20, 2008 public hearing, staff mentioned a new Public Works Roads condition and mitigation measure distributed the day of the hearing, regarding the project's fair share of improvements for the I-5 ramps of Marriot and Pico Canyon.
50. During the August 20, 2008 public hearing, the Commission expressed concern regarding the validity of the water availability letter of the project, two years from the date of the letter, and added a condition to the vesting tentative tract and conditional use permit requiring a current and valid water availability letter at various stages of the development including prior to final map recordation and before issuance of grading permits and building permits.

51. During the August 20, 2008 public hearing, the Commission expressed concern regarding restricting the senior citizen housing portion of the development to be one-hundred percent (100%) owner occupied. They mentioned, that there may be instances in where a unit could not be occupied owner occupied due to change life events or change in ownership, and in those instances could temporarily be rented to a qualified occupant who could meet the same applicable federal, state, and local requirements. A condition to the housing permit was added, requiring a minimum of eighty-five percent (85%) of the ninety-three (93) condominium units be owner occupied. In addition, an existing condition was clarified to have the Conditions, Covenants, and Restrictions ("CC&Rs") of the senior citizen housing reflect the minimum owner occupied percentage required.
52. During the August 20, 2008 public hearing, the Commission noted that this project will not set precedent of future projects developing within Sensitive Ecological Areas or for replacement of Oak Trees.
53. During the August 20, 2008 public hearing, the Commission noted that this project was not delayed; since the applicant has returned with corrections requested from the September 6, 2008 public hearing, the project has been heard before the Commission three times within the last three months.
54. After hearing all testimony, on August 20, 2008 the Commission closed the public hearing; certified the Environmental Impact Report and Findings of Fact and Statement of Overriding Considerations; and recommended approval of Vesting Tentative Tract Map No. 53653, Zone Change Case No. 2008-00004-(5), Conditional Use Permit Case No. 2005-00088-(5), Oak Tree Permit Case No. 2005-00039-(5), Housing Permit Case NO. 2006-00001-(5).
55. As agreed to by the applicant, the Commission required disclosure of future access through the subject property to all future home buyers.
56. As agreed to by the applicant, the project shall not restrict future horsekeeping activities on the property.
57. As agreed to by the applicant, provision of transportation options for the senior development shall be incorporated into the project.
58. The proposed project is required to comply with the development standards of the A-2, C-3 and C-3-DP zones pursuant to Sections 22.24.170, 22.28.220 and 22.40.070 of the County Code, except as otherwise modified herein and by Housing Permit Case No. 2006-00001-(5).

59. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on geotechnical, hydrology/water quality, hazards, noise, air quality, biological resources, cultural resources, aesthetics, traffic, water and wastewater, schools, fire services, sheriff services, solid waste, utilities (electricity and natural gas), libraries, and parks and recreation. Based on the Initial Study and project revisions, a Final EIR has been prepared for this project. The Final EIR consists of the Draft EIR dated September 2006 and the Responses to Comments and identifies mitigation measures to be implemented as part of the project. The Findings of Fact and Statement of Overriding Considerations ("Findings and SOC") are incorporated herein by this reference, as if set forth in full.
60. The Commission reviewed and considered the Final EIR and found that it reflects the independent judgment of the County. As stated in the Final EIR and Findings of Fact and SOC, implementation of the project will result in specifically identified significant effects upon the environment. Except for adverse impacts upon aesthetics, air quality, biological resources, geology, noise, sheriff services (cumulative) and solid waste (cumulative), identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions for this project.
61. With respect to the adverse effects upon aesthetics, air quality, biological resources, geology, noise, sheriff services (cumulative) and solid waste (cumulative), the Commission determined that the substantial benefits resulting from the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings and SOC.
62. A Mitigation Reporting and Monitoring Program ("MMP") consistent with the conclusions and recommendations of the Final EIR was prepared, and its requirements are incorporated into the conditions of approval for this project.
63. The MMP in conjunction with the Final EIR identified in detail how compliance with its measures adopted to mitigate or avoid potential adverse impacts to the environment is ensured.
64. This project has an impact on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.

65. Approval of this subdivision is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for Vesting Tentative Tract Map No. 53653, Oak Tree Permit Case No. 2005-00039-(5), Housing Permit Case No. 2006-00001-(5) and the MMP.
66. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
67. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION  
CONCLUDES:**

- A. That the requested use is consistent with the General Plan;
- B. That the requested use at the location will not:
  - a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;
  - b. Be detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; or
  - c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served:
  - a. By highways or streets of sufficient width, and improved as necessary to carry out the kind and quantity of traffic such use would generate; and

- b. By other public or private service facilities as are required;
- E. That the proposed project at the location proposed has been designed to be complementary to the surrounding area in terms of land use patterns and design;
- F. That the proposed project will assist in satisfying housing needs, and is viable in terms of continuing availability to meet such housing needs; and
- G. That modification of the maximum building height is necessary to make the housing units economically feasible; and do not have a specific adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

1. Certifies that the Final EIR was completed in compliance with CEQA and the State and County guidelines related thereto; certifies that it independently reviewed and considered the information contained in the Final EIR, and that the Final EIR reflects the independent judgment and analysis of the Commission as to the environmental consequences of the project; indicates that it certified the Final EIR at the conclusion of its hearing on the project and adopted the Findings of Fact, SOC and MMP, finding that pursuant to California Public Resources Code Section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation, found that the unavoidable significant effects of the project after adoption of said mitigation measures are as described in those findings; and determined that the remaining, unavoidable environmental effects of the project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the project as stated in the Findings of Fact and SOC; and
2. Approves Housing Permit Case No. 2006-00001-(5) subject to the attached conditions.



**DEPARTMENT OF REGIONAL PLANNING  
HOUSING PERMIT CASE NO. 2006-00001-(5)**

**Exhibit "A" Date: 7-11-2006**

**CONDITIONS:**

1. This grant authorizes the use of the 234.8-acre subject property for a residential development consisting of a maximum of 92 single-family units and a 93-unit senior housing project, including a density bonus of 62 units, as depicted on the approved Exhibit "A" dated July 11, 2006, subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 7 and 17.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
6. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
7. Within 5 days of the approval date of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for Project No. TR53653-(5), which includes Zone Change Case No. 2008-00004-(5), Vesting Tentative Tract Map No. 53653, Conditional Use Permit Case No. 2005-00088-(5), Oak Tree Permit Case No. 2005-00039-(5) and Housing Permit Case No. 2006-00001-(5). The project impacts fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is

**Conditions**

responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$2,656.75**. No land use project subject to this requirement is final, vested or operative until the fee is paid.

8. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
9. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount of deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code ("County Code").

10. This grant shall expire unless used within two years after the recordation of the final map for Vesting Tentative Tract Map No. 53653. In the event that Vesting Tentative Tract Map No. 53653 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
11. The subject property shall be graded, developed and maintained in substantial compliance with the approved tentative tract map. An amended tentative tract map approved for Vesting Tentative Tract Map No. 53653 may, at the discretion of the

**Conditions**

Director of Planning, constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.

12. All development shall comply with the requirements of Title 22 of the County Code (Zoning Ordinance) and of the specific zoning of the subject property unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Planning.
13. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") and maintenance agreements and covenants to Regional Planning for review and approval. The CC&Rs shall include all of the project conditions, and include language that those conditions required to be in the CC&Rs may not be amended or eliminated by the homeowners association without approval from the Director of Planning.
14. The development of the subject property shall comply with all requirements and conditions approved for Vesting Tentative Tract Map No. 53653.
15. Record a covenant with the County agreeing to comply with the required environmental mitigation measures in the Mitigation Monitoring Program. Prior to recordation, submit a copy of the covenant to the Director of Planning for approval.
16. The environmental mitigation measures are incorporated herein by reference and made conditions of this grant. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to the Director of Planning for approval, until such time as all mitigation measures have been implemented and completed. Additional reports shall be submitted as required by the Director of Planning.
17. Within 5 days of the approval of this grant, the permittee shall deposit the sum of **\$3,000.00** with Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the Mitigation Monitoring Program ("MMP"). The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Planning, to ensure that all applicable mitigation measures are implemented and reported in the required MMP.
18. The following housing permit conditions shall apply:
  - a. As agreed to by the applicant, ninety-three (93) condominium units shall be reserved for senior citizens in perpetuity;
  - b. As agreed to by the applicant, a minimum of eighty-five percent (85%) of the ninety-three (93) condominium units shall be owner occupied, and residents of such units shall meet all applicable federal, state, and local requirements regarding occupancy of such units; and

Conditions

- c. The permittee shall submit for review and approval by County Counsel a deed restriction, covenant or similar document running with the land for the benefit of the County of Los Angeles, suitable for recordation, that complies with all pertinent federal, state and local housing laws, to ensure the continuing availability of the 93 total multi-family units to senior citizens in perpetuity. The document shall contain remedies for violations of the covenant including but not limited to monetary penalties. The approved document shall be recorded in the office of the Los Angeles County Recorder prior to or concurrently with the recordation of the final map for Vesting Tentative Tract Map No. 53653.
19. As agreed to by the applicant, a transportation program for residents shall be provided by the development. Submit a copy of the program for Regional Planning review, and include language in the CC&Rs to Regional Planning for review and approval.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
FOR OAK TREE PERMIT CASE NO. 2005-00039-(5)**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Oak Tree Permit Case No. 2005-00039-(5) on November 15, 2006, June 18, 2008, July 9, 2008, Jly 30, 2008 and August 20, 2008. Oak Tree Permit Case No. 2005-00039-(5) was heard concurrently with Zone Change Case No. 2008-00004-(5), Vesting Tentative Tract Map No. 53653, Conditional Use Permit Case No. 2005-00088-(5), and Housing Permit Case No. 2006-00001-(5).
2. The subject site is located approximately 273 feet southwest of Sagecrest Circle, west of the Golden State ("I-5") Freeway and The Old Road between Calgrove Boulevard and Sagecrest Circle in Newhall Zoned District.
3. The irregularly-shaped property is 234.8 gross acres in size with slight to steeply sloping terrain. Approximately one-third of the subject property has zero to 25 percent slopes, one-third has 25 to 50 percent slopes, and one-third has slopes greater than 50 percent.
4. Oak Tree Permit Case No. 2005-00039-(5) is a request to authorize removal of 162 oak trees (including 13 heritage oaks) and encroachment within the protected zone of 52 oak trees (including six heritage oaks).

The applicant submitted an Oak Tree Report as prepared and amended by Interface Management Services (arborist: Doug Nickles) and Trees, etc., a division of RDI and Associates, Inc., the consulting arborist, dated September 2006, that identifies and evaluates 1,395 oak trees on the subject property.

5. The applicant proposes to remove 162 oak trees and encroach into the protected zone of 52 oak trees. The proposed removals and encroachments are due to potential impacts from construction and development of the property including debris basins, roads, and grading.
6. The Los Angeles County Forester and Fire Warden ("Forester"), has reviewed the Oak Tree Report and determined that the document is accurate and complete as to the location, size, condition and species of the oak trees on the site. The Forester has recommended approval of the requested oak tree removals, subject to recommended conditions of approval, including replacement of oak tree removals at a rate of 2:1 (and 10:1 for heritage oaks) for a total of 428 mitigation oak trees.
7. Zone Change Case No. 2008-00004-(5) is a related request to change the zoning on 9.3 acres of the subject property from A-2-1 (Heavy Agriculture – One Acre Minimum Required Lot Area) and A-2-2 (Heavy Agriculture – Two Acre Minimum

Required Lot Area) to C-3-DP (Unlimited Commercial – Development Program) for the senior multi-family Lot No. 94. The Development Program ("DP") designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new conditional use permit ("CUP") is first obtained.

8. Vesting Tentative Tract Map No. 53653 is a related request to create 93 single-family lots, one multi-family lot with 93 new attached senior condominium units within two buildings, five open space lots, six public facility lots, one park lot and one fire station lot on 234.8 gross acres. One single-family lot is required to be eliminated due to density, for a maximum of 92 single-family lots.
9. Conditional Use Permit Case No. 2005-00088-(5) is a related request to ensure compliance with the requirements of nonurban hillside management; density-controlled development; development within an SEA, DP overlay zone, and residential use in a commercial zone; and onsite project grading.
10. Housing Permit Case No. 2006-00001-(5) is a related request to authorize a 50 percent density bonus associated with a senior citizen housing development along with modification of the maximum building height of 35 feet to 50 feet
11. Access to the proposed development is provided by The Old Road, an 80-foot wide secondary highway as designated on the Los Angeles County Master Plan of Highways. The main access road serving the project will be 64-foot wide "A" Street with additional interior access provided by 64-foot collector streets, and 60-foot and 58-foot wide local streets.
12. Twenty-four (24) comment letters were submitted to the Commission. Twenty (20) letters were in opposition to the project, with concerns related to lack of access being provided by this project to adjoining properties to the west and northwest, and a desire to retain horsekeeping abilities on the proposed single-family lots. Concerns also include requests for reduction in project size to reduce impacts to the SEAs as well as a question regarding the provision of an adequate second means of access; and requests for fire station to be constructed as part of the project, and disclosure regarding fire danger. Changed circumstances due to the recent Wanger decision with respect to water supply; and request for project changes in order to preserve more oak trees for an adjacent wildlife corridor, including elimination of the "back portion" of the development, and provision of full monetary value of removed trees to the Los Angeles County Oak Tree Fund ("Oak Fund"), were also raised in written correspondence.

13. Four letters were received by the Commission with neutral comments regarding provision of water from the Valencia Water Company, and comments regarding the Draft Environmental Impact Report ("EIR") including recommended mitigation measures.
14. During the November 16, 2006 public hearing, the Commission heard a presentation from staff. Staff presented the proposed subdivision with the associated CUP, oak tree permit and housing permit. After opening the public hearing, the Commission also heard testimony from the applicant as well as the public.
15. During the November 16, 2006 public hearing, the applicant presented the history of their project including an original proposal with the City of Santa Clarita for a much larger development. A modified project was submitted by the applicant to the County of Los Angeles for processing, and was designed to be consistent with the General Plan as well as provide for dedication of open space, trails to be open to the public, and creation of a private park lot with tot lot and other amenities. The project will improve public safety by providing a fire station location as well as emergency access to properties further west of The Old Road. School district mitigation agreements have also been finalized with the Newhall and William S. Hart Union School Districts, and the project was designed to preserve significant natural resources with additional enhancement of habitat.
16. Ten (10) people testified during the November 16, 2006 public hearing: four representing the applicant, two in support of the project, and four in opposition. Those in support of the project addressed the project's provision of dirt trails, and offsite access to the southwest (as depicted on the tentative map). Additional issues raised during the public hearing in opposition to the project, included comments related to provision of senior housing elsewhere that is much closer to shopping, increased paving of land resulting in less recharge and loss of riparian habitat, insufficient information in the Draft EIR regarding water supply and presence of perchlorate, and preservation of additional oak trees within the project. Concerns also presented addressed the project's significant and unavoidable impacts to seven factors in the Draft EIR, and recommendation for redesign to the Draft EIR's Alternative No. 4.
17. During the November 16, 2006 public hearing, the applicant responded that claims for offsite access via prescriptive easements have yet to be verified by the applicant, and while "not interested" in constructing additional roads, the applicant indicated their willingness to maintain access. The proposed market-rate senior housing will be for active seniors with onsite access to private recreational facilities, and within short distance to shopping locations. The impacts to the SEA

are primarily from the debris basin lot, which would have been required with any alternative of the project. The applicant also indicated that the SEA Technical Advisory Committee ("SEATAC") confirmed that a debris basin is a compatible use with the SEA. The project was designed with up to 71 dwelling units with a single means of access in the southwest portion. Land is available on the property for onsite oak mitigation, and efforts will be focused where previous oak habitat exists or previously existed. The applicant also committed to placing no restrictions for horsekeeping on the property. Alternative No. 4 was considered by the applicant, but was determined to be infeasible based on the cost of acquiring and developing the property with high infrastructure costs. The project however was designed to provide benefits, including public access and a location for a fire station as well as maintaining the most sensitive habitat on the property as undisturbed.

18. During the November 16, 2006 public hearing, the Commission discussed the project and its impacts to oak trees and the SEA. The Commission discussed that while the project considers a large number of oak removals, including heritage oak trees, the property is within private ownership and project itself has benefits. The project has been mitigated to the extent feasible, and grading has been balanced onsite. Senior housing in this price range is needed, and shopping is available close to the development. The provision of offsite access via depicted tap streets allows for further development in private ownership, and with additional development comes a greater amount of open space dedication and contiguous open space.
19. During the November 16, 2006 public hearing, the Commission also expressed concerns with the development, including need for greater consideration of the tap streets and how they will affect future development. The project proposed is better than that previously proposed with the City of Santa Clarita, but further study of Alternative No. 4 was necessary to examine recharge, include a water supply assessment, and additional analysis in the Draft EIR regarding grading. A motion to continue the public hearing to a date certain to address these concerns was made, but did not pass.
20. During the November 16, 2006 public hearing, the Commission indicated that they felt there was sufficient information in all areas of the project, and that provision of tap streets allow for access to be resolved for landlocked parcels. The project was designed with consideration of economic constraints, and conversely Alternative No. 4 as indicated by the applicant, was infeasible. Fire sprinklers will be provided in the homes and the project was designed to comply with the maximum of 75 dwelling units on a single means of access with 71 homes.
21. After considering all testimony, the Commission closed the public hearing on November 16, 2006 and indicated their intent to approve Vesting Tentative Tract



Map No. 53653, Conditional Use Permit Case No. 2005-00088-(5), Oak Tree Permit Case No. 2005-00039-(5), and Housing Permit Case No. 2006-00001-(5); and directed staff to return with final documents for approval including the Final EIR. The Commission also directed the applicant to work with the offsite property owners ("Kantor and Speer parties") to resolve the access issues before final action.

22. After the close of public hearing on November 16, 2006, the applicant worked with the Kantor and Speer parties in addressing concerns regarding provision of offsite access. The applicant, and Kantor and Speer parties discussed various potential access routes, with the ultimately conclusion of three options:
  - Option 1: This access route would be through the subject property in the general vicinity of debris basin Lot No. 96 and through open space Lot No. 104. An access easement could be granted through the subject property, with environmental review, engineering design and ultimate construction the responsibility of the Kantor and Speer parties.
  - Option 2: Access rights may already exist along the northern property line of the subject property. Access rights through prescriptive easements however, would have to be established through legal means by the Kantor and Speer parties, and can be done at any time independent from the subject project.
  - Option 3: This access route would be through the northern Larwin development, and lies outside the boundaries of the subject project. Negotiations on the terms of the access easement between Larwin and the Kantor and Speer parties were never finalized, and can be done at any time independent from the subject project. Engineering design and ultimate construction would be the responsibility of the Kantor and Speer parties.
23. Subsequent to the close of public hearing on November 16, 2006, the applicant was required to file an application for a zone change and amended CUP request to address the multi-family use in the existing A-2 zone. The zone change proposed changing the A-2-1 and A-2-2 zones to C-3-DP on 9.3 acres (senior multi-family Lot No. 94) of the subject property. The amended CUP includes the DP zone and request to permit a residential use in a commercial zone.
24. On May 7, 2008, the Commission heard a presentation from staff for discussion and possible action regarding the additional entitlements required to implement the project as originally presented. On May 7, 2008, the Commission re-opened the public hearing to consider the zone change and amended CUP request, and

directed staff to prepare proper notice of the re-opened public hearing to be held on June 18, 2008.

25. During the June 18, 2008 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public.
26. During the June 18, 2008 public hearing, the applicant mentioned a preference for option No. 1 which would be an easement near debris basin Lot No. 96 and open space Lot No. 104 since it would not require future modifications to the tentative map.
27. During the June 18, 2008 public hearing, the Commission requested disclosure to future purchasers of the potential for the project site to contain means of access to future developments. The applicant responded in agreement.
28. During the June 18, 2008 public hearing, the Commission expressed their concerns regarding the water source, status of the project's water report and preliminary annexation. The applicant clarified that the project would be annexed to the Valencia Water District, that additional information regarding not being served water had not been received, and that additional information will be provided at the next public hearing.
29. During the June 18, 2008 public hearing, the Commission expressed concerns regarding the replacement of 1,002 oak trees and the possibility of fitting the trees and a single family residence within each lot. The applicant clarified by stating that the site supports oak trees, an oak woodland will be re-created, 83 percent of the project oak trees and 72 percent of the oak woodland are to remain, and that maps of depicting these areas have been included in the Environmental Impact Report ("EIR").
30. During the June 18, 2008 public hearing, the Commission further discussed offsite access options as presented by staff. The Commission commented whether the Fire Department would require the width to be 20 to 30 feet; and that this issue is a balancing act between providing access to a limited number of single family homes in order to not create landlocked parcels, and creating new roads to future development. An enhanced access from what is existing today was discussed as a way to preserve and protect access opposed to a road developed to full public road standards that would enable future zone changes and proposals of increased densities.
31. During the June 18, 2008 public hearing, staff mentioned no Findings of Fact and Statement of Overriding Consideration, which is required prior to final action on the project, were included in the distributed package. The public hearing was

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continued to July 9, 2008 and later continued to July 30, 2008 due to lack of quorum.

32. During the July 30, 2008 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public.
33. Five (5) people testified during the July 30, 2008 public hearing: four in opposition and one in support of Tract Map Condition Nos. 22 and 23 regarding offsite access. Issues raised by testifiers in opposition included: existing stock of senior citizen housing with specific mention of the number of senior citizen dwelling units approved and pending in the area; availability of amenities for senior citizens in the area; limited road access; fire facility not built; fire hazards; disturbance of ecological resources; removal of oak trees; request for bonding of all conditions by the applicant; slope failure in the Santa Clarita Area; and water availability.
34. During the July 30, 2008 public hearing, the applicant stated that: the senior citizen units will be outside the canyon and easily accessed ; 70 percent of the project will be open space dedicated to a public agency; open space includes trails; the Department of Parks and Recreation have an interest in the open space; the Sensitive Ecological Area within the project will be preserved; significant slope failure reports have been analyzed and mitigated; and a water analysis was included in the Draft EIR.
35. During the July 30, 2008 public hearing, the Commission expressed concerns regarding projects being improved and not developed, resulting in disturbed undeveloped areas. The applicant stated in reply, that D.R. Horton would not improve the site unless there was a market to support it.
36. During the July 30, 2008 public hearing, the Commission noted that the transportation contribution noted by the applicant will be a "Dial-a-ride" type of service paid by the community and public transportation.
37. During the July 30, 2008 public hearing, the Commission noted that a pad is provided for by the project and will be available to the County for future needs of a Fire Station Facility. Fire Department staff noted that it has not yet been determined whether a fire station is required for the community.
38. During the July 30, 2008 public hearing, the Commission requested the Findings and Statements of Overriding Considerations Section 1.3 mention fire hazards and fire services.
39. During the July 30, 2008 public hearing, the Commission expressed concern for the projects water availability and annexation procedure to the Valencia Water

Company. Staff from the Department of Public Works stated that the annexation of the project into the Valencia Water Company will be a discretionary procedure including a public hearing, after action by the Commission is taken.

40. During the July 30, 2008 public hearing, the Commission expressed concern regarding the absence of Commissioner Modugno and any issues that may have not been addressed.
41. After hearing all testimony, on July 30, 2008 the Commission continued the public hearing to August 20, 2008 to a date when all Commissioners could be available.
42. During the August 20, 2008 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public.
43. Five (5) people testified during the August 20, 2008 public hearing: four in opposition and one in support of Tract Map Condition Nos. 22 and 23 regarding offsite access. Issues raised by testifiers in opposition included: proximity of services for future senior citizens residents of the development; limited road access; disturbance of ecological resources and a Sensitive Ecological Area; removal of oak trees; fire hazards; future public service costs to be endured from fire fighting services; a request for bonding of all conditions by the applicant; and water availability.
44. During the August 20, 2008 public hearing, staff mentioned a new Public Works Roads condition and mitigation measure distributed the day of the hearing, regarding the project's fair share of improvements for the I-5 ramps of Marriot and Pico Canyon.
45. During the August 20, 2008 public hearing, the Commission expressed concern regarding the validity of the water availability letter of the project, two years from the date of the letter, and added a condition to the vesting tentative tract and conditional use permit requiring a current and valid water availability letter at various stages of the development including prior to final map recordation and before issuance of grading permits and building permits.
46. During the August 20, 2008 public hearing, the Commission expressed concern regarding restricting the senior citizen housing portion of the development to be one-hundred percent (100%) owner occupied. They mentioned, that there may be instances in where a unit could not be occupied owner occupied due to change life events or change in ownership, and in those instances could temporarily be rented to a qualified occupant who could meet the same applicable federal, state, and local requirements. A condition to the housing permit was added, requiring a minimum of eighty-five percent (85%) of the ninety-three (93) condominium units

- be owner occupied. In addition, an existing condition was clarified to have the Conditions, Covenants, and Restrictions ("CC&Rs") of the senior citizen housing reflect the minimum owner occupied percentage required.
47. During the August 20, 2008 public hearing, the Commission noted that this project will not set precedent of future projects developing within Sensitive Ecological Areas or for replacement of Oak Trees.
  48. During the August 20, 2008 public hearing, the Commission noted that this project was not delayed; since the applicant has returned with corrections requested from the September 6, 2008 public hearing, the project has been heard before the Commission three times within the last three months.
  49. After hearing all testimony, on August 20, 2008 the Commission closed the public hearing; certified the Environmental Impact Report and Findings of Fact and Statement of Overriding Considerations; and recommended approval of Vesting Tentative Tract Map No. 53653, Zone Change Case No. 2008-00004-(5), Conditional Use Permit Case No. 2005-00088-(5), Oak Tree Permit Case No. 2005-00039-(5), Housing Permit Case NO. 2006-00001-(5).
  50. As agreed to by the applicant, the applicant is required to disclose of future access through the subject property to all future home buyers.
  51. As agreed to by the applicant, the project shall not restrict future horsekeeping activities on the property.
  52. As agreed to by the applicant, provision of transportation options for the senior development shall be incorporated into the project.
  53. The necessary drainage improvements for soil erosion control will be designed in accordance with the standards of the Los Angeles County Department of Public Works as a condition of approval of the associated vesting tentative tract map.
  54. The proposed project is required to comply with the development standards of the A-2, C-3 and C-3-DP zones pursuant to Sections 22.24.170, 22.28.220 and 22.40.070 of the County Code, except as otherwise modified herein and by Housing Permit Case No. 2006-00001-(5).
  55. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on geotechnical,

**Findings**

hydrology/water quality, hazards, noise, air quality, biological resources, cultural resources, aesthetics, traffic, water and wastewater, schools, fire services, sheriff services, solid waste, utilities (electricity and natural gas), libraries, and parks and recreation. Based on the Initial Study and project revisions, a Final EIR has been prepared for this project. The Final EIR consists of the Draft EIR dated September 2006 and the Responses to Comments and identifies mitigation measures to be implemented as part of the project. The Findings of Fact and Statement of Overriding Considerations ("Findings and SOC") are incorporated herein by this reference, as if set forth in full.

56. The Commission reviewed and considered the Final EIR and found that it reflects the independent judgment of the County. As stated in the Final EIR and Findings of Fact and SOC, implementation of the project will result in specifically identified significant effects upon the environment. Except for adverse impacts upon aesthetics, air quality, biological resources, geology, noise, sheriff services (cumulative) and solid waste (cumulative), identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions for this project.
57. With respect to the adverse effects upon aesthetics, air quality, biological resources, geology, noise, sheriff services (cumulative) and solid waste (cumulative), the Commission determined that the substantial benefits resulting from the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings and SOC.
58. A Mitigation Reporting and Monitoring Program ("MMP") consistent with the conclusions and recommendations of the Final EIR was prepared, and its requirements are incorporated into the conditions of approval for this project.
59. The MMP in conjunction with the Final EIR identified in detail how compliance with its measures adopted to mitigate or avoid potential adverse impacts to the environment is ensured.
60. This project has an impact on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
61. Approval of this subdivision is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for Vesting Tentative Tract Map No. 53653, Oak Tree Permit Case No. 2005-00039-(5), Housing Permit Case No. 2006-00001-(5) and the MMP.

62. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
63. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION  
CONCLUDES:**

- A. That construction of the proposed land use will be accomplished without endangering the health of any remaining trees on the property that are subject to Chapter 22.56, Part 16, of the Los Angeles County Code;
- B. That the proposed removal of the oak trees will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated;
- C. That in addition to the above facts, that the removal of up to 162 oak trees and the encroachment of 52 oak trees is necessary for development reasons as continued existence of the trees at the present location frustrates the planned improvements or proposed use of the subject property to such an extent that a) alternative development plans cannot achieve the same permitted density or the cost of such alternative would be prohibitive; or b) Placement of such trees precludes the reasonable and efficient use of such property for a use otherwise authorized;
- D. That the proposed removal and encroachment of the oak trees will not be contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for an oak tree permit as set forth in Section 22.56.2100 of the Los Angeles County Code (Zoning Ordinance).

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

1. Certifies that the Final EIR was completed in compliance with CEQA and the State and County guidelines related thereto; certifies that it independently reviewed and considered the information contained in the Final EIR, and that the Final EIR reflects the independent judgment and analysis of the Commission as to the environmental consequences of the project; indicates that it certified the Final EIR at the conclusion of its hearing on the project and adopted the Findings of Fact, SOC and MMP, finding that pursuant to California Public Resources Code Section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation, found that the unavoidable significant effects of the project after adoption of said mitigation measures are as described in those findings; and determined that the remaining, unavoidable environmental effects of the project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the project as stated in the Findings of Fact and SOC; and
2. Approves Oak Tree Permit Case No. 2005-00039-(5) subject to the attached conditions.



**DEPARTMENT OF REGIONAL PLANNING  
OAK TREE PERMIT CASE NO. 2005-00039-(5)**

**CONDITIONS:**

(Questions relating to these conditions should be addressed to the Forestry Division, Prevention Bureau of the Los Angeles County Forester and Fire Warden ("Forester") at 323-890-4330.)

1. This grant authorizes the removal of 162 trees of the Oak genus identified on the applicant's site plan and Oak Tree Report, subject to all of the following conditions of approval. This grant also authorizes encroachment within the protected zone of 52 trees of the Oak genus also identified on the applicant's site plan and Oak Tree Report.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective until the permittee and the owner of the property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") an affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions have been recorded as required by Condition No.4 and until all required monies have been paid pursuant to Condition No. 9 and 10.
4. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. The subject property shall be developed, maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in such full compliance shall be a violation of these conditions.
7. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
8. No oak tree shall be removed until the permittee has obtained all permits and approvals required for the work which necessitates such removal.
9. Within 15 days of the approval date of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a

Notice of Determination in compliance with Section 21152 of the Public Resources Code for Project No. TR53653-(5), which includes Zone Change Case No. 2008-00004-(5), Vesting Tentative Tract Map No. 53653, Conditional Use Permit Case No. 2005-00088-(5), Oak Tree Permit Case No. 2005-00039-(5) and Housing Permit Case No. 2006-00001-(5). The project impacts fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$2,656.75**. No land use project subject to this requirement is final, vested or operative until the fee is paid.

10. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the Los Angeles County Fire Department ("Fire Department") a sum of \$600.00. Such fee shall be used to compensate the Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with these conditions of approval.

The above fees provide for one initial inspection of temporary fencing (required to secure the protected zone of the remaining Oak trees), prior to the commencement of construction and five subsequent annual inspections until the conditions of approval have been met. The Director of Regional Planning ("Director of Planning") and the Forester shall retain the right to make regular and unannounced site inspections.

11. The term "Oak Tree Report" refers to the report on file by Interface Management Services and Trees, etc., the consulting arborists, dated September 2006.
12. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Planning and the Forester stating that he or she has been retained by the permittee to perform or supervise the work, and that her or she agrees to report to the Director of Planning and Forester any failure to fully comply with the conditions of this grant. The arborist shall prepare a schedule of construction activities wherein the arborist will be present on the project site to ensure compliance with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
13. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak Tree Map, Mitigation Planting Plan and Conditions of Approval. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the Forester for the life of the Oak Tree Permit or the Vesting Tentative Tract Map No. 53653.
14. The permittee shall install temporary chain-link fencing, not less than four feet in height, to secure the protected zone of the remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall

not be removed without approval of the Forester. The term "protected zone" refers to the area extending five feet beyond the dripline of the Oak tree (before pruning), or 15 feet from the trunk, whichever is greater.

15. The permittee shall keep copies of the Oak tree report, Oak tree map, mitigation planting plan and conditions of approval on the project site and available for review. If the conditions of approval are not present on site during a monitoring inspection of an active project, the Forester will give an immediate "Stop Work Order." This will be administered both verbally and in writing. The "Stop Work Order" will be rescinded after the conditions of approval are present on the site and all employees associated with the project are fully aware of these conditions.
16. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak trees or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two inches in diameter or less accordance with the guidelines published by the national Arborist Association. Copies of these guidelines are available from the Forestry Division of the Fire Department. In no case shall more than 20 percent of the tree canopy of any one tree be removed.
17. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, Oak Trees: Care and Maintenance, prepared by the Forestry Division of the Fire Department, a copy of which is enclosed with these conditions.

**MITIGATION TREES:**

18. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) trees for 149 trees for a total of 298 15-gallon trees.

The permittee shall provide mitigation trees of the Oak genus at a rate of ten to one (10:1) trees for 13 heritage oak trees for a total of 130 24-inch (24") box trees. In addition, the permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachment.

19. Each non-Heritage Oak mitigation tree shall be at least a 15-gallon specimen in size and measure one inch or more in diameter one foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of one inch in diameter one foot above the base.

Each Heritage Oak mitigation tree shall be at least a twenty-four inch (24") box specimen in size and measure two inches or more in diameter one foot above the base unless otherwise specified by the Forester. Free form trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees

shall measure a minimum of two inches in diameter one foot above the base or as deemed appropriate by the Forester.

20. This total of 428 mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* or *Quercus lobata* depending on which species of tree was removed or lost due to its permitted encroachment. The seed shall be grown from a local seed source and be of high-quality.
21. The permittee shall plant one acorn of the *Quercus agrifolia* variety for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.
22. All required mitigation trees shall be planted within one year of the permitted oak tree removals. Additional mitigation trees shall be planted within one year of the death of any tree which results from permitted encroachment. Mitigation trees shall be planted on-site in locations approved by the project arborist in consultation with the Forester. In circumstances where on-site planting is shown to be infeasible, the mitigation trees may be planted at an off-site location approved by the Forester, or a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resources loss. The contribution shall be calculated by the consulting arborist and approved by the Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal".
23. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to lack of proper care and maintenance with a tree meeting the specifications set forth above. The five-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Planning and the Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive five years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
24. The project arborist shall inspect all mitigation trees on a quarterly basis for two years after completion of construction. The arborist's observations shall be reported to the Forester, including any loss of trees.
25. All mitigation oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance, once the trees have survived the required maintenance period.
26. Prior to the planting of the trees, the biologist/arborist for the permittee shall determine planting sites, prepare planting plans and specifications, and a monitoring program, all of which shall be approved by the Forester and Director of Planning.
27. All work on or within the protected zone of an oak tree shall be performed by or under the supervision of the consulting arborist.

28. Trenching, excavation, or clearance of vegetation within the protected zone of an oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.
29. Installation of fencing around the perimeter of the properties shall be of wrought iron or wood post type construction wherever the fencing passes within 10 feet of any oak trunk. No block walls or other type of fence or wall construction which requires substantial trenching for foundations shall be located within ten feet of any oak tree in order to limit damage caused by such types of construction.
30. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited. If the applicant encroaches or removes an Oak tree not specified in the Oak Tree Report all work must stop immediately. A new Oak Tree Report, which accurately identifies the project conditions must be submitted for approval through the permitting process. The applicant will be responsible to pay all associated fees for the new Oak Tree Permit.
31. No planting or irrigation system shall be installed within the dripline of any oak tree that will be retained.
32. Utility trenches shall not be routed within the protected zone of an oak tree unless the serving utility requires such locations.
33. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any oak tree. No temporary structures shall be placed within the protected zone of any oak.
34. Any violation of the conditions of this grant shall result in immediate work stoppage or in a Notice of Correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the Notice of Correction.
35. Should any future inspection disclose that the subject property is being used in violation of any condition of this grant, the permittee shall be held financially responsible and shall reimburse the Forestry Division of the Fire Department for all enforcement efforts necessary to bring the subject property into compliance. The Director of Planning and the Forester shall retain the right to make regular and unannounced site inspections.
36. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or as to be a nuisance.

37. The permittee shall defend, indemnify and hold harmless Los Angeles County ("County"), its agents, officers, and employees from any claim, action or proceeding against the County, or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any such claim, action, or proceeding and the County shall reasonably cooperate in the defense.
38. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
- a. If during the litigation process, actual costs incurred by the department reach 80 percent of the amount on deposit up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by permittee in accordance with Section 2.170.010 of the Los Angeles County Code.

41. The environmental mitigation measures are incorporated herein by reference and made conditions of this grant. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to the Director of Planning for approval, until such time as all mitigation measures have been implemented and completed. Additional reports shall be submitted as required by the Director of Planning.
42. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 53653. In the event that Vesting Tentative Tract Map No. 53653 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
43. This grant shall terminate upon the completion of the authorized oak tree removal and the completion of all required mitigation and monitoring to the satisfaction of the Forester and Regional Planning.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
FOR VESTING TENTATIVE TRACT MAP NO. 53653**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Vesting Tentative Tract Map No. 53653 on November 15, 2006, June 18, 2008, July 9, 2008, July 30, 2008, August 20, 2008. Vesting Tentative Tract Map No. 53653 was heard concurrently with Zone Change Case No. 2008-00004-(5), Conditional Use Permit Case No. 2005-00088-(5), Oak Tree Permit Case No. 2005-00039-(5) and Housing Permit Case No. 2006-00001-(5).
2. Vesting Tentative Tract Map No. 53653 proposes a residential development of 93 single-family lots, one multi-family lot with 93 new attached senior condominium units within two buildings, which includes a 62-unit density bonus for the reservation of at least half of the proposed condominium units for seniors in perpetuity, as well as five open space lots, six public facility lots, one park lot and one fire station lot on 234.8 gross acres. One single-family lot is required to be eliminated due to density, for a maximum of 92 single-family lots.
3. The subject site is located approximately 273 feet southwest of Sagecrest Circle, west of the Golden State ("I-5") Freeway and The Old Road between Calgrove Boulevard and Sagecrest Circle in Newhall Zoned District.
4. The irregularly-shaped property is 234.8 gross acres in size with slight to steeply sloping terrain. Approximately one-third of the subject property has zero to 25 percent slopes, one-third has 25 to 50 percent slopes, and one-third has slopes greater than 50 percent.
5. Access to the proposed development is provided by The Old Road, an 80-foot wide secondary highway as designated on the Los Angeles County Master Plan of Highways. The main access road serving the project will be 64-foot wide "A" Street with additional interior access provided by 64-foot collector streets, and 60-foot and 58-foot wide local streets.
6. The project site is currently zoned A-2-1 (Heavy Agriculture – One Acre Minimum Required Lot Area), A-2-2 (Heavy Agriculture – Two Acre Minimum Required Lot Area) and C-3 (Unlimited Commercial), which were established by Ordinance No. 7168 on July 5, 1957. The project proposes a zone change on 9.3 acres from A-2-1 and A-2-2 to C-3-DP (Unlimited Commercial – Development Program) over the senior multi-family Lot No. 94.
7. Surrounding zoning includes RPD-1-1.4U (Residential Planned Development – One Acre Minimum Required Lot Area – 1.4 Dwelling Units per Net Acre) and C-3

(Unlimited Commercial) to the north; City of Santa Clarita to the east; A-2-2 and R-R (Resort and Recreation) to the south; and A-2-2 to the west.

8. The subject property consists of four vacant lots. Surrounding uses include single-family residences to the north; I-5 Freeway and single-family residences (City of Santa Clarita) to the east; park and vacant property to the south; and vacant property to the west.
9. Zone Change Case No. 2008-00004-(5) is a related request to change the zoning on 9.3 acres of the subject property from A-2-1 and A-2-2 to C-3-DP for the senior condominium development. The Development Program ("DP") designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new conditional use permit ("CUP") is first obtained.
10. Conditional Use Permit Case No. 2005-00088-(5) is a related request to ensure compliance with the requirements of nonurban hillside management; density-controlled development; development within an SEA, DP overlay zone, and residential use in a commercial zone; and onsite project grading.
11. Oak Tree Permit Case No. 2005-00039-(5) is a related request to authorize removal of 162 oak trees (including 13 heritage oaks) and encroachment within the protected zone of 52 oak trees (including six heritage oaks).
12. Housing Permit Case No. 2006-00001-(5) is a related request to authorize a 50 percent density bonus associated with a senior citizen housing development along with modification of the maximum building height of 35 feet to 50 feet.
13. The vesting tentative tract map and exhibit map dated July 11, 2006, depict a residential development of 93 attached senior condominiums in two buildings, and 93 single-family lots in clustered design. The single-family lots range from approximately 9,350 square feet to 3.2 acres in size. Grading consists of 2,090,350 cubic yards of cut and fill (total of 4,180,700 cubic yards) to be balanced onsite. Also depicted is a fire station location along The Old Road as well as desilting basins, a private park and a 12-foot wide hiking and riding trail traversing the property. Open space consists of 167.6 acres (71.4 percent), including 123.6 acres of natural open space. The project also depicts access to offsite properties through two tap streets to the west, and one tap street to the east. The senior multi-family lot also proposes a private recreational building, pool and spa, and will contain 172 parking spaces.



14. The property is depicted in the Non-urban 2 ("N2") and Hillside Management ("HM") land use category of the Santa Clarita Valley Areawide Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). Residential development is permitted within the N2 and HM land use categories. The proposed 186 dwelling units exceed the maximum 123 dwelling units permitted by the N2 and HM land use categories for residential development. However, the Plan supports a density bonus of up to 50 percent for the senior development for a maximum of 185 dwelling units. One single-family residential lot will be required to be eliminated at the time of final map recordation to comply with the Plan's maximum density. The property is also designated within two Significant Ecological Areas ("SEAs") (Lyon Canyon, and Santa Susana Mountains); the project proposes development within the boundaries of both SEAs.
15. The single-family residential portion of the project is consistent with the existing zoning classifications. Single-family residential development is permitted in the A-2 zone pursuant to Section 22.24.120 of the Los Angeles County Code ("County Code"). The applicant has requested a CUP to authorize a clustered design within three areas as a density-controlled development pursuant to Section 22.24.150 and 22.56.205 of the County Code, which reduces the lot sizes to less than the one acre and two acres required but maintains an average of one and two acres per lot throughout the project (excluding the fire station and senior multi-family portion of the development) and reserves the undeveloped portion of the project as permanent open space.
16. The multi-family senior condominium portion of the project is consistent with the proposed C-3-DP zoning classification as the applicant has requested a CUP to permit a residential use in a commercial zone pursuant to Section 22.28.210 of the County Code. The applicant has also requested a CUP to comply with the proposed DP zone to ensure that the development will comply with the proposed designs and exhibits as submitted to the Commission.
17. Of the project's 93 condominium units, the applicant proposes that all 93 dwelling units be set aside for seniors in perpetuity to qualify for the density bonus as applied for under the associated housing permit.
18. Twenty-four (24) comment letters were submitted to the Commission. Twenty (20) letters were in opposition to the project, with concerns related to lack of access being provided by this project to adjoining properties to the west and northwest, and a desire to retain horsekeeping abilities on the proposed single-family lots. Concerns also include requests for reduction in project size to reduce impacts to the SEAs as well as a question regarding the provision of an adequate second

means of access; and requests for fire station to be constructed as part of the project, and disclosure regarding fire danger. Changed circumstances due to the recent Wanger decision with respect to water supply; and request for project changes in order to preserve more oak trees for an adjacent wildlife corridor, including elimination of the "back portion" of the development, and provision of full monetary value of removed trees to the Los Angeles County Oak Tree Fund ("Oak Fund"), were also raised in written correspondence.

19. Four letters were received by the Commission with neutral comments regarding provision of water from the Valencia Water Company, and comments regarding the Draft Environmental Impact Report ("EIR") including recommended mitigation measures.
20. During the November 16, 2006 public hearing, the Commission heard a presentation from staff. Staff presented the proposed subdivision with the associated CUP, oak tree permit and housing permit. After opening the public hearing, the Commission also heard testimony from the applicant as well as the public.
21. During the November 16, 2006 public hearing, the applicant presented the history of their project including an original proposal with the City of Santa Clarita for a much larger development. A modified project was submitted by the applicant to the County of Los Angeles for processing, and was designed to be consistent with the General Plan as well as provide for dedication of open space, trails to be open to the public, and creation of a private park lot with tot lot and other amenities. The project will improve public safety by providing a fire station location as well as emergency access to properties further west of The Old Road. School district mitigation agreements have also been finalized with the Newhall and William S. Hart Union School Districts, and the project was designed to preserve significant natural resources with additional enhancement of habitat.
22. Ten (10) people testified during the November 16, 2006 public hearing: four representing the applicant, two in support of the project, and four in opposition. Those in support of the project addressed the project's provision of dirt trails, and offsite access to the southwest (as depicted on the tentative map). Additional issues raised during the public hearing in opposition to the project, included comments related to provision of senior housing elsewhere that is much closer to shopping, increased paving of land resulting in less recharge and loss of riparian habitat, insufficient information in the Draft EIR regarding water supply and presence of perchlorate, and preservation of additional oak trees within the project. Concerns also presented addressed the project's significant and unavoidable impacts to seven factors in the Draft EIR, and recommendation for redesign to the Draft EIR's Alternative No. 4.

23. During the November 16, 2006 public hearing, the applicant responded that claims for offsite access via prescriptive easements have yet to be verified by the applicant, and while "not interested" in constructing additional roads, the applicant indicated their willingness to maintain access. The proposed market-rate senior housing will be for active seniors with onsite access to private recreational facilities, and within short distance to shopping locations. The impacts to the SEA are primarily from the debris basin lot, which would have been required with any alternative of the project. The applicant also indicated that the SEA Technical Advisory Committee ("SEATAC") confirmed that a debris basin is a compatible use with the SEA. The project was designed with up to 71 dwelling units with a single means of access in the southwest portion. Land is available on the property for onsite oak mitigation, and efforts will be focused where previous oak habitat exists or previously existed. The applicant also committed to placing no restrictions for horsekeeping on the property. Alternative No. 4 was considered by the applicant, but was determined to be infeasible based on the cost of acquiring and developing the property with high infrastructure costs. The project however was designed to provide benefits, including public access and a location for a fire station as well as maintaining the most sensitive habitat on the property as undisturbed.
24. During the November 16, 2006 public hearing, the Commission discussed the project and its impacts to oak trees and the SEA. The Commission discussed that while the project considers a large number of oak removals, including heritage oak trees, the property is within private ownership and project itself has benefits. The project has been mitigated to the extent feasible, and grading has been balanced onsite. Senior housing in this price range is needed, and shopping is available close to the development. The provision of offsite access via depicted tap streets allows for further development in private ownership, and with additional development comes a greater amount of open space dedication and contiguous open space.
25. During the November 16, 2006 public hearing, the Commission also expressed concerns with the development, including need for greater consideration of the tap streets and how they will affect future development. The project proposed is better than that previously proposed with the City of Santa Clarita, but further study of Alternative No. 4 was necessary to examine recharge, include a water supply assessment, and additional analysis in the Draft EIR regarding grading. A motion to continue the public hearing to a date certain to address these concerns was made, but did not pass.
26. During the November 16, 2006 public hearing, the Commission indicated that they felt there was sufficient information in all areas of the project, and that provision of tap streets allow for access to be resolved for landlocked parcels. The project was

designed with consideration of economic constraints, and conversely Alternative No. 4 as indicated by the applicant, was infeasible. Fire sprinklers will be provided in the homes and the project was designed to comply with the maximum of 75 dwelling units on a single means of access with 71 homes.

27. After considering all testimony, the Commission closed the public hearing on November 16, 2006 and indicated their intent to approve Vesting Tentative Tract Map No. 53653, Conditional Use Permit Case No. 2005-00088-(5), Oak Tree Permit Case No. 2005-00039-(5), and Housing Permit Case No. 2006-00001-(5); and directed staff to return with final documents for approval including the Final EIR. The Commission also directed the applicant to work with the offsite property owners ("Kantor and Speer parties") to resolve the access issues before final action.
28. After the close of public hearing on November 16, 2006, the applicant worked with the Kantor and Speer parties in addressing concerns regarding provision of offsite access. The applicant, and Kantor and Speer parties discussed various potential access routes, with the ultimately conclusion of three options:
  - Option 1: This access route would be through the subject property in the general vicinity of debris basin Lot No. 96 and through open space Lot No. 104. An access easement could be granted through the subject property, with environmental review, engineering design and ultimate construction the responsibility of the Kantor and Speer parties.
  - Option 2: Access rights may already exist along the northern property line of the subject property. Access rights through prescriptive easements however, would have to be established through legal means by the Kantor and Speer parties, and can be done at any time independent from the subject project.
  - Option 3: This access route would be through the northern Larwin development, and lies outside the boundaries of the subject project. Negotiations on the terms of the access easement between Larwin and the Kantor and Speer parties were never finalized, and can be done at any time independent from the subject project. Engineering design and ultimate construction would be the responsibility of the Kantor and Speer parties.
29. Subsequent to the close of public hearing on November 16, 2006, the applicant was required to file an application for a zone change and amended CUP request to address the multi-family use in the existing A-2 zone. The zone change proposed changing the A-2-1 and A-2-2 zones to C-3-DP on 9.3 acres (senior

multi-family Lot No. 94) of the subject property. The amended CUP includes the DP zone and request to permit a residential use in a commercial zone.

30. On May 7, 2008, the Commission heard a presentation from staff for discussion and possible action regarding the additional entitlements required to implement the project as originally presented. On May 7, 2008, the Commission re-opened the public hearing to consider the zone change and amended CUP request, and directed staff to prepare proper notice of the re-opened public hearing to be held on June 18, 2008.
31. During the June 18, 2008 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public.
32. During the June 18, 2008 public hearing, the applicant mentioned a preference for option No. 1 which would be an easement near debris basin Lot No. 96 and open space Lot No. 104 since it would not require future modifications to the tentative map.
33. During the June 18, 2008 public hearing, the Commission requested disclosure to future purchasers of the potential for the project site to contain means of access to future developments. The applicant responded in agreement.
34. During the June 18, 2008 public hearing, the Commission expressed their concerns regarding the water source, status of the project's water report and preliminary annexation. The applicant clarified that the project would be annexed to the Valencia Water District, that additional information regarding not being served water had not been received, and that additional information will be provided at the next public hearing.
35. During the June 18, 2008 public hearing, the Commission expressed concerns regarding the replacement of 1,002 oak trees and the possibility of fitting the trees and a single family residence within each lot. The applicant clarified by stating that the site supports oak trees, an oak woodland will be re-created, 83 percent of the project oak trees and 72 percent of the oak woodland are to remain, and that maps of depicting these areas have been included in the Environmental Impact Report ("EIR").
36. During the June 18, 2008 public hearing, the Commission further discussed offsite access options as presented by staff. The Commission commented whether the Fire Department would require the width to be 20 to 30 feet; and that this issue is a balancing act between providing access to a limited number of single family homes in order to not create landlocked parcels, and creating new roads to future development. An enhanced access from what is existing today was discussed as

a way to preserve and protect access opposed to a road developed to full public road standards that would enable future zone changes and proposals of increased densities.

37. During the June 18, 2008 public hearing, staff mentioned no Findings of Fact and Statement of Overriding Consideration, which is required prior to final action on the project, were included in the distributed package. The public hearing was continued to July 9, 2008 and later continued to July 30, 2008 due to lack of quorum.
38. During the July 30, 2008 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public.
39. Five (5) people testified during the July 30, 2008 public hearing: four in opposition and one in support of Tract Map Condition Nos. 22 and 23 regarding offsite access. Issues raised by testifiers in opposition included: existing stock of senior citizen housing with specific mention of the number of senior citizen dwelling units approved and pending in the area; availability of amenities for senior citizens in the area; limited road access; fire facility not built; fire hazards; disturbance of ecological resources; removal of oak trees; request for bonding of all conditions by the applicant; slope failure in the Santa Clarita Area; and water availability.
40. During the July 30, 2008 public hearing, the applicant stated that: the senior citizen units will be outside the canyon and easily accessed ; 70 percent of the project will be open space dedicated to a public agency; open space includes trails; the Department of Parks and Recreation have an interest in the open space; the Sensitive Ecological Area within the project will be preserved; significant slope failure reports have been analyzed and mitigated; and a water analysis was included in the Draft EIR.
41. During the July 30, 2008 public hearing, the Commission expressed concerns regarding projects being improved and not developed, resulting in disturbed undeveloped areas. The applicant stated in reply, that D.R. Horton would not improve the site unless there was a market to support it.
42. During the July 30, 2008 public hearing, the Commission noted that the transportation contribution noted by the applicant will be a "Dial-a-ride" type of service paid by the community and public transportation.
43. During the July 30, 2008 public hearing, the Commission noted that a pad is provided for by the project and will be available to the County for future needs of a Fire Station Facility. Fire Department staff noted that it has not yet been determined whether a fire station is required for the community.

44. During the July 30, 2008 public hearing, the Commission requested the Findings and Statements of Overriding Considerations Section 1.3 mention fire hazards and fire services.
45. During the July 30, 2008 public hearing, the Commission expressed concern for the projects water availability and annexation procedure to the Valencia Water Company. Staff from the Department of Public Works stated that the annexation of the project into the Valencia Water Company will be a discretionary procedure including a public hearing, after action by the Commission is taken.
46. During the July 30, 2008 public hearing, the Commission expressed concern regarding the absence of Commissioner Modugno and any issues that may have not been addressed.
47. After hearing all testimony, on July 30, 2008 the Commission continued the public hearing to August 20, 2008 to a date when all Commissioners could be available.
48. During the August 20, 2008 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public.
49. Five (5) people testified during the August 20, 2008 public hearing: four in opposition and one in support of Tract Map Condition Nos. 22 and 23 regarding offsite access. Issues raised by testifiers in opposition included: proximity of services for future senior citizens residents of the development; limited road access; disturbance of ecological resources and a Sensitive Ecological Area; removal of oak trees; fire hazards; future public service costs to be endured from fire fighting services; a request for bonding of all conditions by the applicant; and water availability.
50. During the August 20, 2008 public hearing, staff mentioned a new Public Works Roads condition and mitigation measure distributed the day of the hearing, regarding the project's fair share of improvements for the I-5 ramps of Marriot and Pico Canyon.
51. During the August 20, 2008 public hearing, the Commission expressed concern regarding the validity of the water availability letter of the project, two years from the date of the letter, and added a condition to the vesting tentative tract and conditional use permit requiring a current and valid water availability letter at various stages of the development including prior to final map recordation and before issuance of grading permits and building permits.

52. During the August 20, 2008 public hearing, the Commission expressed concern regarding restricting the senior citizen housing portion of the development to be one-hundred percent (100%) owner occupied. They mentioned, that there may be instances in where a unit could not be occupied owner occupied due to change life events or change in ownership, and in those instances could temporarily be rented to a qualified occupant who could meet the same applicable federal, state, and local requirements. A condition to the housing permit was added, requiring a minimum of eighty-five percent (85%) of the ninety-three (93) condominium units be owner occupied. In addition, an existing condition was clarified to have the Conditions, Covenants, and Restrictions ("CC&Rs") of the senior citizen housing reflect the minimum owner occupied percentage required.
53. During the August 20, 2008 public hearing, the Commission noted that this project will not set precedent of future projects developing within Sensitive Ecological Areas or for replacement of Oak Trees.
54. During the August 20, 2008 public hearing, the Commission noted that this project was not delayed; since the applicant has returned with corrections requested from the September 6, 2008 public hearing, the project has been heard before the Commission three times within the last three months.
55. After hearing all testimony, on August 20, 2008 the Commission closed the public hearing; certified the Environmental Impact Report and Findings of Fact and Statement of Overriding Considerations; and recommended approval of Vesting Tentative Tract Map No. 53653, Zone Change Case No. 2008-00004-(5), Conditional Use Permit Case No. 2005-00088-(5), Oak Tree Permit Case No. 2005-00039-(5), Housing Permit Case NO. 2006-00001-(5).
56. As agreed to by the applicant, the applicant is required to disclose of future access through the subject property to all future home buyers.
57. As agreed to by the applicant, the project shall not restrict future horsekeeping activities on the property.
58. As agreed to by the applicant, provision of transportation options for the senior development shall be incorporated into the project.
59. The proposed project is required to comply with the development standards of the A-2, C-3 and C-3-DP zones pursuant to Sections 22.24.170, 22.28.220 and 22.40.070 of the County Code, except as otherwise modified by Conditional Use Permit Case No. 2005-00088-(5) and Housing Permit Case No. 2006-00001-(5).



**Findings**

60. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the Plan, a component of the General Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
61. The site is physically suitable for the type of development and density being proposed, since the property has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs, and will have flood hazards and geologic hazards mitigated in accordance with the requirements of Los Angeles County Department of Public Works.
62. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the conditions of approval.
63. The design of the subdivision and the proposed improvements will cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is located within two Significant Ecological Areas, and does contain any stream courses or high value riparian habitat.
64. The design of the subdivision provides for future passive or natural heating or cooling opportunities as feasible.
65. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and on the tentative tract map, provide adequate protection for any such easements.
66. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
67. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.
68. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and

environmental resources when the project was determined to be consistent with the General Plan.

69. This tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.
70. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on geotechnical, hydrology/water quality, hazards, noise, air quality, biological resources, cultural resources, aesthetics, traffic, water and wastewater, schools, fire services, sheriff services, solid waste, utilities (electricity and natural gas), libraries, and parks and recreation. Based on the Initial Study and project revisions, a Final EIR has been prepared for this project. The Final EIR consists of the Draft EIR dated September 2006 and the Responses to Comments and identifies mitigation measures to be implemented as part of the project. The Findings of Fact and Statement of Overriding Considerations ("Findings and SOC") are incorporated herein by this reference, as if set forth in full.
71. The Commission reviewed and considered the Final EIR and found that it reflects the independent judgment of the County. As stated in the Final EIR and Findings of Fact and SOC, implementation of the project will result in specifically identified significant effects upon the environment. Except for adverse impacts upon aesthetics, air quality, biological resources, geology, noise, sheriff services (cumulative) and solid waste (cumulative), identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions for this project.
72. With respect to the adverse effects upon aesthetics, air quality, biological resources, geology, noise, sheriff services (cumulative) and solid waste (cumulative), the Commission determined that the substantial benefits resulting from the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings and SOC.
73. A Mitigation Reporting and Monitoring Program ("MMP") consistent with the conclusions and recommendations of the Final EIR was prepared, and its requirements are incorporated into the conditions of approval for this project.

74. The MMP in conjunction with the Final EIR identified in detail how compliance with its measures adopted to mitigate or avoid potential adverse impacts to the environment is ensured.
75. This project has an impact on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
76. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval as well as the conditions of approval for Conditional Use Permit Case No. 2005-00088-(5), Oak Tree Permit Case No. 2005-00039-(5), Housing Permit Case No. 2006-00001-(5) and the MMP.
77. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

1. Certifies that the Final EIR was completed in compliance with CEQA and the State and County guidelines related thereto; certifies that it independently reviewed and considered the information contained in the Final EIR, and that the Final EIR reflects the independent judgment and analysis of the Commission as to the environmental consequences of the project; indicates that it certified the Final EIR at the conclusion of its hearing on the project and adopted the Findings of Fact, SOC and MMP, finding that pursuant to California Public Resources Code Section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation, found that the unavoidable significant effects of the project after adoption of said mitigation measures are as described in those findings; and determined that the remaining, unavoidable environmental effects of the project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the project as stated in the Findings of Fact and SOC; and
2. Approves Vesting Tentative Tract Map No. 53653 subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.

**DEPARTMENT OF REGIONAL PLANNING  
VESTING TENTATIVE TRACT MAP NO. 53653**

**Map Date: 7-11-06  
Exhibit Map Date: 7-11-06**

**CONDITIONS:**

1. The subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance). Also, conform to the requirements of Conditional Use Permit Case No. 2005-00088-(5), Oak Tree Permit Case No. 2005-00039-(5), Housing Permit Case No. 2006-00001-(5) and the Mitigation Monitoring Program.
2. Except as otherwise specified in Condition No. 3 and by Conditional Use Permit No. 2005-00088-(5) and Housing Permit Case No. 2006-00001-(5), the subdivider shall conform to the applicable requirements of the A-2-1 (Heavy Agriculture – One Acre Minimum Required Lot Area), A-2-2 (Heavy Agriculture – Two Acre Minimum Required Lot Area) and C-3 (Unlimited Commercial) zones as well as proposed C-3-DP (Unlimited Commercial – Development Program) zone.
3. In accordance with Conditional Use Permit Case No. 2005-00088-(5) and Housing Permit Case No. 2006-00001-(5), this land division is approved as a density-controlled development in a nonurban hillside management area, in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the A-2-1 and A-2-2 zone. If multiple final maps are recorded, the average area of all lots shown on each final unit map and all previously recorded final unit maps shall comply with the minimum lot area requirements of the A-2-1 and A-2-2 zone. This land division is also approved with a senior housing component of modification to maximum permitted building height of 35 feet to allow a 50-foot high building height, for the two main residential buildings and less than required parking of 209 parking spaces (186 covered for residents and 23 for guest parking), in accordance with Section 22.56.202 of the County Code.
4. Recordation of the final map is contingent upon the effectuation of an ordinance by the Los Angeles County Board of Supervisors, changing the zoning of 9.3 acres of the property within multi-family Lot No. 94 from A-2-1 and A-2-2 to C-3-DP.
5. The subdivider shall submit a copy of the project Conditions, Covenants and Restrictions ("CC&Rs") and any covenants or maintenance agreements as proposed, to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval.
6. The subdivider shall submit evidence that the conditions of the associated Conditional Use Permit Case No. 2005-00088-(5), Oak Tree Permit Case No. 2005-00039-(5) and Housing Permit Case No. 2006-00001-(5) have been recorded.

7. The subdivider shall record a covenant with the County of Los Angeles agreeing to comply with the required environmental mitigation measures. Prior to recordation, the subdivider submit a draft copy of the covenant to the Director of Regional Planning ("Director") for review and approval.
8. The permittee or successor in interest shall provide a current and valid water availability letter to the satisfaction of the Director of Regional Planning at the time of final map recordation, the issuance of grading permits, and the issuance of building permits for the approved development.
9. The subdivider shall provide disclosure to future purchasers of the potential for the project site to contain means of access to future developments in the form of a written document, to the satisfaction of Regional Planning prior to final map.
10. Permission is granted to adjust lot lines to the satisfaction of Regional Planning.
11. The subdivision shall provide at least 40 feet of street frontage at the property line for each lot fronting on a cul-de-sac and knuckle and at least 50 feet of street frontage at the property line for all other lots, except for flag lots. The subdivision shall provide approximately radial lot lines for each lot.
12. The subdivider shall show The Old Road, "A" Street, "B" Street, "C" Street, "D" Street, "E" Street, "F" Street, and "G" Street as dedicated streets on the final map.
13. The subdivider shall show "H" Street and "I" street as future streets on the final map.
14. The subdivider shall place a note or notes on the final map, to the satisfaction of Regional Planning, that a portion of this subdivision (Lot No. 94) is approved as a condominium project for a total of 93 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which will in turn provide the necessary access and utility easements for the units.
15. The subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas within multi-family Lot No. 94, including the driveway and the lighting system along all walkways, to the satisfaction of Regional Planning.
16. The subdivider shall reserve in the CC&Rs the right for all residents within multi-family Lot No. 94 to use the driveways for access and the guest parking spaces throughout the multi-family lot.
17. The subdivider shall provide in the CC&Rs that at least 93 dwelling units within multi-family Lot No. 94 shall be reserved for senior citizens in perpetuity.
18. The subdivider shall dedicate to the County of Los Angeles on the final map, the right to prohibit the construction of any structures on the open space areas as

depicted on the open space exhibit as individual open space lots (Lot Nos. 103 through 107), and shall record "Open Space-Building Restriction Area" over those open space on the final map.

19. The subdivider shall dedicate open space Lot Nos. 104 through 107 to a public agency to the satisfaction of Regional Planning. The dedication shall contain language requiring that access for emergency purposes shall not be prohibited over said open space lots.
20. The subdivider shall provide for the ownership and maintenance of recreation Lot No. 102 and open space Lot No. 103 by the homeowners' association to the satisfaction of Regional Planning.
21. The subdivider shall number all open space lots on the final map and provide access, a minimum of 15 feet in width, to each open space lot to the satisfaction of Regional Planning.
22. Permission is granted to create additional open space lots to the satisfaction of Regional Planning.
23. The subdivider shall grant an easement for access and utilities as necessary, to offsite properties known collectively as Assessor's Parcel Number ("APN") 2826-022-022, 2826-022-023, and 2826-022-024 ("offsite properties"), to a width necessary, including slopes, for a 28-foot wide access driveway through the subject property in the general vicinity of debris basin Lot No. 96 and or to Lot No. 104, prior to recordation of the associated tract map. The subdivider shall submit draft documents for Regional Planning review and approval prior to recordation and grant of easement. Engineering and construction of the access shall be the responsibility of the recipients. If some or all of the offsite properties are acquired by a public agency, the easement for the publicly-acquired property or properties, shall be revoked. This access easement revocation shall not preclude any creation of trail easements through the publicly acquired property or properties. Any remaining easements for access granted herein may be modified as necessary to ensure 28-foot wide access to the other offsite properties not acquired by a public agency.
24. Prior to final map approval, the subdivider shall submit an amendment to the approved vesting tentative map, to depict the elimination of one single-family lot and depict the location of the easement to the offsite properties with all other necessary associated changes to the satisfaction of Regional Planning and Los Angeles County Subdivision Committee ("Subdivision Committee").
25. No grading permit shall be issued prior the recordation of a final map, unless the Director determines that the proposed grading conforms to the conditions of this grant and the conditions of Conditional Use Permit Case No. 2005-00088-(5), Oak

Tree Permit Case No. 2005-00039-(5) and Housing Permit Case No. 2006-00001-(5).

26. The subdivider shall provide slope planting and an irrigation system in accordance with the Grading Ordinance. The subdivider shall include conditions in the tract's CC&Rs which would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, the subdivider shall submit a draft copy of the document to be recorded, to Regional Planning.
27. Prior to the issuance of a grading and/or building permit, the subdivider shall submit three copies of a landscape plan which may be incorporated into a revised site plan. The landscape plans shall be approved by the Director as required by Conditional Use Permit Case No. 2005-00088-(5) prior to any work on the property.
28. Per Section 21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential lot. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be required to be approved by the Director, and the subdivider shall post a bond with Los Angeles County Department of Public Works ("Public Works") or submit other verification to the satisfaction of Regional Planning, to ensure the planting of the required trees.
29. The subdivider shall plant or cause to be planted at least 69 trees of a non-invasive species within multi-family residential Lot No. 94 in addition to the required front yard tree. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be required to be approved by the Director, and the subdivider shall post a bond with Los Angeles County Department of Public Works ("Public Works") or submit other verification to the satisfaction of Regional Planning, to ensure the planting of the required trees.
30. Within five days of tentative map approval, remit processing fees (currently \$2,656.75) payable to the "County of Los Angeles" in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
31. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Draft Environmental Impact Report ("EIR") for the project are incorporated by this reference and made conditions of Vesting Tentative Tract Map No. 53653. Comply with all such mitigation measures in accordance with the attached Mitigation Monitoring Program ("MMP"). After completion of the appeal period, record a covenant and agreement, and submit a

copy to Regional Planning for approval, agreeing to the mitigation measures imposed by the Draft EIR for this project. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit mitigation monitoring reports to Regional Planning as frequently as may be required by the department. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.

32. Within 30 days of approval, deposit the sum of \$3,000.00 with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the MMP.
33. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, and employees to attack, set aside, void or annul this tract map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
34. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to subdivider, or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional fund to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by subdivider according to Section 2.170.010 of the County Code.

Except as modified herein above, this approval is subject to all those conditions set forth in Conditional Use Permit Case No. 2005-00088-(5), Oak Tree Permit Case No. 2005-00039-(5) and Housing Permit Case No. 2006-00001-(5); the attached MMP; and the attached reports recommended by the Subdivision Committee, which also consists of members of the Public Works, Fire Department, Department of Parks and Recreation, and Public Health.



The Regional Planning Commission herewith amends the conditions of the Department of Public Works to add the condition below:

**The applicant shall meet with the County of Los Angeles to determine an acceptable solution by verifying the project's fair share of four percent of the cost of improvements for the I-5 ramps of Marriott and Pico Canyon, as well as intersection design, to the satisfaction of Department of Public Works prior to final map approval.**

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. If necessary, install off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
5. Submit landscape and irrigation plans for each multi-family/open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
6. Depict all line of sight easements on the landscaping and grading plans.

*HW*

Prepared by Juan M Sarda  
tr53653w-rev4.doc

Phone (626) 458-4921

Date 08-30-2006

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 53653 (Rev.)

– Page 1/3

TENTATIVE MAP DATED 07-11-2006  
EXHIBIT MAP DATED 07-11-2006

The following reports consisting of 20 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Quitclaim or relocate easements running through proposed structures.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
12. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
13. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
14. Show open space note and dedicate residential construction rights over the open space lots.
15. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 53653 (Rev.)

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TENTATIVE MAP DATED 07-11-2006  
EXHIBIT MAP DATED 07-11-2006

16. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
17. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
18. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW  
Prepared by Henry Wong

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Phone (626) 458-4915

Date 09-11-2006



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
SUBDIVISION PLAN CHECKING SECTION  
DRAINAGE AND GRADING UNIT**

**TRACT NO. 53653**

**TENTATIVE MAP DATED 07/11/06  
EXHIBIT MAP DATED 07/11/06**

**DRAINAGE CONDITIONS**

1. Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
2. Place a note of flood hazard on the final map and delineate the areas subject to flood hazard. Show and label all natural drainage courses. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
3. A hydrology study and a detailed hydraulic analysis (HEC-RAS) for design of drainage facilities/delineation of flood hazard is required. Hydrology study must be submitted and approved prior to submittal of improvement plans. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
4. Provide fee title lot for desilting inlets to the satisfaction of the Department of Public Works.
5. Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).
6. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
7. Contact the Corps of Engineers to determine if a permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).
8. A maintenance permit is required from the State Department of Fish and Game, the Corps of Engineers, and the State Water Resources Control Board for debris basins with a minimum capacity of 5,000 cubic yards. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
9. Prior to approval of any grading, storm drain, or other improvement plan and prior to recordation of any final map for this subdivision, notarized drainage covenants, in a form approved by Public Works, shall be obtained from all impacted offsite property owners, as determined by Public Works, and shall be recorded by the applicant. The number of offsite drainage covenants will be determined by Public Works based on hydrology and hydraulic studies which must be prepared by the applicant's consultants and submitted to Public Works for review and approval, in a format acceptable to Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require or otherwise involve the construction or installation of an offsite improvement, and that the offsite drainage covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.
10. This site is located in Zone "A" per the Federal Flood Insurance Rate Map. Public Works, Watershed Management Division (626) 458-4322, should be contacted to obtain procedures for revising the flood insurance rate map once the storm drain facilities are constructed. Encroachment into FEMA Zone "A" is not permitted prior to obtaining a Conditional Letter of Map Revision (CLOMR) from FEMA.



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
SUBDIVISION PLAN CHECKING SECTION  
DRAINAGE AND GRADING UNIT

TRACT NO. 53653

TENTATIVE MAP DATED 07/11/06  
EXHIBIT MAP DATED 07/11/06

11. A process for revising the County Floodway Map must be completed to the satisfaction of the Department of Public Works.
  12. Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 06/08/06 to the satisfaction of Public Works.
- =====

**GRADING CONDITIONS:**

1. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

Name Ernesto J. Rivera Date 08/29/06 Phone (626) 458-4921  
ERNESTO J RIVERA

**County of Los Angeles Department of Public Works  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION  
GEOLOGIC REVIEW SHEET  
900 So. Fremont Ave., Alhambra, CA 91803  
TEL. (626) 458-4925**

**DISTRIBUTION**  
1 Geologist  
1 Soils Engineer  
1 GMED File  
1 Subdivision

**TENTATIVE TRACT MAP** . 53653  
**SUBDIVIDER** Warner Bros. Entertainment, Inc.  
**ENGINEER** Daly Owens Group  
**GEOLOGIST & SOILS ENGINEER** Pacific Soils Engineering, Inc.


**TENTATIVE MAP DATED** 7/11/06 (Revised)  
**LOCATION** Santa Clarita  
**REPORT DATE** 4/11/06, 3/10/04

☒ **TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

- ☒ The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- ☒ A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- ☒ All geologic hazards associated with this proposed development must be eliminated,  
or  
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☐ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). \_\_\_\_\_ refer to the Soils Report(s) by \_\_\_\_\_, dated \_\_\_\_\_."
- ☒ The Soils Engineering review dated 9/5/06 is attached.

☐ **TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☐ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☐ Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- ☐ Groundwater is less than 10 feet from the ground surface on lots \_\_\_\_\_
- ☐ The Soils Engineering review dated \_\_\_\_\_ is attached.

Prepared by  Reviewed by \_\_\_\_\_ Date 9/5/06  
Geir R. Mathisen



COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803  
Telephone: (626) 458-4925  
Fax: (626) 458-4913

District Office 8.2  
Job Number LX001129  
Sheet 1 of 1

Tentative Tract Map	<u>53653</u>
Location	<u>Santa Clarita</u>
Developer/Owner	<u>Warner Brothers Entertainment Inc.</u>
Engineer/Architect	<u>Daly Owens Group</u>
Soils Engineer	<u>Pacific Soils Engineering, Inc. (102453-T)</u>
Geologist	<u>Same as above</u>

DISTRIBUTION:

<u>1</u>	<u>Drainage</u>
<u>1</u>	<u>Grading</u>
<u>1</u>	<u>Geo/Soils Central File</u>
	<u>District Engineer</u>
<u>1</u>	<u>Geologist</u>
<u>1</u>	<u>Soils Engineer</u>
<u>1</u>	<u>Engineer/Architect</u>

Review of:  
Revised Tentative Tract Map Dated By Regional Planning 7/11/06  
Soils Engineering and Geologic Report Dated 4/11/06, 3/10/04  
Previous review sheet dated 5/9/06

ACTION:

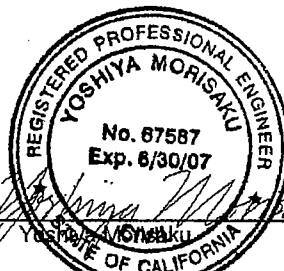
Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. At the grading plan review stage, provide additional shear strength test results of various materials (in particular, shear strength parameters of the along bedding materials, fill materials for proposed buttresses and keyways, etc.) required for additional stability analyses as indicated below.
2. At the grading plan review stage, provide additional stability analyses for slopes based on a 40-scale to substantiate those proposed at 100-scale. Indicate the various shear strength parameters used in the analyses, in the appropriate segments of each failure plane. Show locations of the cross sections used in slope stability analyses on the geotechnical map. Recommend mitigation if factors of safety are below County minimum standards.
3. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:

- A. THE ON-SITE SOILS ARE SEVERELY CORROSIVE TO FERROUS METALS.
- B. THE ON-SITE SOILS ARE CORROSIVE TO CONCRETE.
- C. THE ON-SITE SOILS HAVE A MEDIUM TO HIGH EXPANSION POTENTIAL.



Reviewed by \_\_\_\_\_

Date 9/5/06

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.  
P:\Yoshi\53653TentTe

TENTATIVE MAP DATED 07-11-2006  
EXHIBIT MAP DATED 07-11-2006

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets. Reversing curves of local streets need not exceed a radius of 1,500 feet, and any curve need not exceed a radius of 3,000 feet.
2. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.
3. The minimum centerline radius is 250 feet on all local streets with 60 feet of right of way.
4. Permission is granted to provide a minimum 200 feet centerline radius on "F" Street in the vicinity of Lot 90 to the satisfaction of Public Works.
5. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent (1,000 feet for multi-lane highways or industrial collectors). If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate.
6. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection.
7. Reversing curves and compound curves through intersections should be avoided when possible. If unavoidable, the minimum centerline radius of reversing curves and compound curves through intersections shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances. Maintain a minimum centerline radius of 400 feet on "D" Street at "C" Street along intersections with reversing curves and compound curves.
8. The centerline of all local streets shall be aligned without creating jogs of less than 150 feet. A one-foot jog may be used where a street changes width from 60 feet to 58 feet of right of way.

9. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
10. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
11. Provide minimum landing area of 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum 3 percent grade on all "tee" intersections.
12. For intersections involving multi-lane highways, the maximum permissible grade of the through street is three percent. For 4-legged intersections, the maximum permissible grade of the through street is 8 percent.
13. Provide intersection sight distance for a design speed of:
  - a. 40 mph (415 feet) on "A" Street from "D" Street (northeasterly direction), from "C" Street (both directions), and from "H" Street (both directions); and
  - b. 30 mph (310 feet) on "E" Street from "A" Street (southeasterly direction and on "F" Street from "A" Street (northwesterly direction).

Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the ultimate TC or F/L prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6-feet from ultimate TC as a conservative rule. When looking right, the target is the center of the lane nearest to the centerline. Measure 6-feet from centerline or from the median curb (when present).

14. Depict all line of sight easements on the landscaping and grading plans.
15. Provide property line return radii of 13 feet at all local street intersections to the satisfaction of Public Works.
16. Provide property line return radii of 27 feet at the intersection of local streets with The Old Road to the satisfaction of Public Works.
17. Dedicate right of way 40 feet from centerline per the latest I.E.C. alignment on The Old Road per C.S.B. 5037.

18. Dedicate right of way 32 feet from centerline on "A" Street.
19. Dedicate right of way 30 feet from centerline on "B" Street, "C" Street, "D" Street from "A" Street to the cul-de-sac bulb, "E" Street, and "F" Street plus additional right of way for a standard cul-de-sac bulb.
20. Dedicate right of way 29 feet from centerline on "G" Street plus additional right of way for a standard cul-de-sac bulb.
21. Make an offer of future right of way 32 feet from centerline on "H" Street, "I" Street (the two westerly tap streets). Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.
22. Make an offer of future right of way 30 feet from centerline on "D" Street from the cul-de-sac bulb to the easterly property boundary. Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.
23. Dedicate slope easements on "H" Street, "I" Street (the two westerly tap streets), and "D" Street from the cul-de-sac bulb to the easterly property boundary to the satisfaction of Public Works.
24. Dedicate vehicular access rights on The Old Road for open space lots 105 and 106, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
25. Dedicate the right to restrict vehicular access on fire station lot 95.
26. Repair any broken or damaged pavement on along the property frontage on The Old Road.
27. Construct curb, gutter, base, and pavement within the tract boundaries on The Old Road, including the offsite portion of The Old Road adjacent to the easterly tract boundary, and all interior streets.
28. Construct full-width sidewalk along the property frontage on The Old Road.
29. Construct sidewalk (5 feet sidewalk adjacent to the curb or adjacent to the property line) on all interior streets to the satisfaction of Public Works. Permission is granted to use the alternate street section on all interior streets. Construct additional sidewalk pop-out in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.

30. Construct any parkway improvements (sidewalk, driveways, curb ramps, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current ADA requirements to the satisfaction of Public Works.
31. Construct a slough wall outside the street right of way when the height of the slope is greater than five feet above the sidewalk and the sidewalk is adjacent to the street right of way. The wall shall not impede any required line of sight.
32. Plant street trees within the tract boundaries on The Old Road and all interior streets.
33. Construct off-site transition pavement for a 65 mph design speed on The Old Road in the vicinity of the southerly and northerly property line to the satisfaction of Public Works.
34. Provide and install street name signs prior to occupancy of buildings.
35. Install postal delivery receptacles in groups to serve two or more residential lots.
36. Comply with the following street lighting requirements:
  - a. Provide street lights on concrete poles with underground wiring within the tract boundaries on The Old Road and all interior streets to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
  - b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
    - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.

TENTATIVE MAP DATED 07-11-2006  
EXHIBIT MAP DATED 07-11-2006

- (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
    - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
  - c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
  - d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
37. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway
38. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

TENTATIVE MAP DATED 07-11-2006  
EXHIBIT MAP DATED 07-11-2006

39. Comply with the traffic mitigation measures as indicated in the attached letter dated February 6, 2006 from our Traffic and Lighting Division to the satisfaction of Public Works.
40. Prepare detailed 1" = 40' scaled signing and striping plans for The Old Road, "A" Street, and "E" Street to the satisfaction of Public Works.
41. Install traffic signals or contribute towards the installation of traffic signals and prepare 1" = 20' scaled traffic signal plans for all intersections (both on-site and off-site) affected by this subdivision as indicated in the attached letter dated 05-22-2006 from our Traffic and Lighting Division to the satisfaction of Public Works.
42. Prior to final map approval, pay the fees established by the Board of Supervisors for the Lyons Avenue/McBean Parkway Bridge and Major Thoroughfare Construction Fee District. The fee is to be based upon the fee rate in effect at the time of final map recordation. The current applicable fee is \$2,700 per factored unit and is subject to change.
43. Prior to approval of the final map, if any improvements constructed by the subdivider are included as District improvements in the Lyons Avenue/McBean Parkway Bridge and Major Thoroughfare Construction Fee District, then the cost of such improvements may be credited against the project's District fee obligation if approved by Public Works. If the amount to be credited exceeds the subdivider's fee obligation, the subdivider may use the excess credits to satisfy the fee obligation of another project within the District, transfer the credit to another subdivider within the District, or be reimbursed by the District at the discretion of Public Works if funds are available. If District improvements are constructed after approval of the final map, the subdivider will receive credit equal to the cost of such improvements, which may be used to satisfy the fee obligation for another project within the District, transferred to another subdivider within the District, or reimbursed at the discretion of Public Works.

*HCW*

Prepared by John Chin  
tr53653r-rev4

Phone (626) 458-4910

Date 08-30-2006



DONALD L. WOLFE, Director

## COUNTY OF LOS ANGELES

### DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: T-4

February 6, 2006

Mr. Daryl Zerfass, P.E.  
Austin Foust Associates, Inc.  
2223 Wellington Avenue, Suite 300  
Santa Ana, CA 92701

Dear Mr. Zerfass:

**LYONS CANYON  
TENTATIVE TRACT NO. 53653  
TRAFFIC IMPACT ANALYSIS (NOVEMBER 2005)  
SANTA CLARITA AREA**

The Lyons Canyon Project is located on approximately 232 acres immediately west of The Old Road and north of the intersection of The Old Road and Calgrove Boulevard in the unincorporated County of Los Angeles area of Santa Clarita.

The proposed project consists of 96 single-family detached homes, 90 senior condominium homes, a neighborhood park, fire station, and open space. The proposed project is estimated to generate approximately 1,261 vehicle trips daily, with 90 and 121 trips generated during the a.m. and p.m. peak hours, respectively.

Access to the project site is through two new roadways that intersect with The Old Road and extend west into the project site. The first roadway, A Street, intersects with The Old Road approximately 3,500 feet north of Calgrove Boulevard and will function as the primary access point for the site. The second roadway, E Street, intersects with The Old Road approximately 1,100 feet south of the A Street intersection.

The following project site access improvements shall be the sole responsibility of the project. These improvements shall be in place concurrently with the installation of the curb, gutter, and first lift of asphalt pavement of the on-site street improvements.

**FILE COPY**



A Street-TT53653 (Future) at The Old Road

North approach: One through lane and one shared through/right-turn lane (add one shared through/right-turn lane).

South approach: Two through lanes and one left-turn lane (add one left-turn lane and one through lane).

West approach: One left-turn lane and one right-turn lane (add one left-turn lane and one right-turn lane).

The project shall be responsible for the design, procurement, and installation of a traffic signal at A Street-TT53653 intersecting The Old Road, which serves as the access points to the project. The project shall enter into a secured agreement with Public Works for the cost of the traffic signal. This amount, which is estimated to be \$210,000 (Reference Table I). The traffic signal shall be installed when warranted.

E Street-TT53653 (Future) at The Old Road

North approach: One through lane and one through/right-turn lane (add one through lane).

South approach: One through lane and one shared through/right-turn lane (add one shared through/right-turn lane).

West approach: One right-turn lane (add one right-turn lane).

Detail signal and striping plans along project frontage and the above-mentioned improvement shall be prepared and submitted to Public Works for review and approval.

We generally agree with the study that the traffic generated by the project alone will not significantly impact County or County/City intersections in the area. However, the cumulative traffic generated by the project and other related projects will significantly impact the following County intersections. The project shall contribute its proportionate share of the cost for the following cumulative mitigation measures:

I-5 Southbound at Marriott and Pico Canyon Road

West approach: Two through lanes and one shared through/right-turn lane (add a third through lane).

East approach: A left-turn lane, two through lanes, and one shared through/right-turn lane (convert the right-turn lane to a shared through/right-turn lane).

Project share: 4.0 percent.

I-5 Southbound Ramps at Calgrove Boulevard

Install traffic signal (Reference Table I).

West approach: One through lane and one shared through/right-turn lane (add a second through lane).

East approach: Two through lanes and one left-turn lane (add a second through lane).

Project share: 20.3 percent.

The Old Road at Pico Canyon Road

West approach: One left-turn lane, two through lanes, and one shared through/right-turn lane (convert the right-turn lane to a shared through/right-turn lane).

Project share: 3.3 percent.

Chiquella Lane at The Old Road

Install traffic signal (Reference Table I).

North approach: One left-turn lane and one right-turn lane (add a right-turn lane).

Project share: 48.3 percent.

The project shall submit conceptual plans and a feasibility study for all mitigation measures to our Land Development Review Section for review and approval.

**Table I**  
(Signal Share)

Intersections	Signal Cost	Proportionate Share	Cost
I-5 SB Ramp at Calgrove Boulevard	\$250,000	20.3 percent	\$50,750
Chiquella Lane at The Old Road	\$210,000	48.3 percent	\$101,430
The Old Road at A Street-TT53653	\$210,000	100 percent	\$210,000

We also agree with the study that the cumulative traffic generated by the project and other related projects will significantly impact the following City intersection. The project is solely responsible for the following improvement.

I-5 Northbound Ramps at Lyons Avenue

West approach: Two left-turn lanes and two through lanes (add a second left-turn lane).

We agree with the study that the project will not have any significant impact to the Congestion Management Program monitored locations in the area.

We recommend that a copy of the latest tract map showing internal circulation and access locations to and from the project shall be submitted to our Land Development Review Section.

Caltrans shall be consulted to obtain their written concurrence with the California Environmental Quality Act (CEQA) level of significance determination. If Caltrans finds that the project has a CEQA significant impact on the I-5 Freeway, Caltrans shall be requested to include the basis for this finding in their response. If fees are proposed to mitigate the freeway impact, Caltrans shall be requested to identify the specific project to which the fees will apply. These written comments from Caltrans shall be submitted to Public Works.

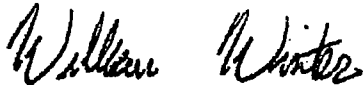
We recommend that the study also be reviewed by the City of Santa Clarita for potential CEQA impacts within their jurisdiction. Written comments from the City shall be submitted to Public Works.

Mr. Darly Zerfass  
February 6, 2006  
Page 5

For questions regarding the traffic study, please contact Ms. Marian Tadrous of our Traffic Studies Section at (626) 300-4848. For questions regarding the feasibility study and cost estimate, please contact Mr. Sam Richards of our Land Development Review Section at (626) 300-4842.

Very truly yours,

DONALD L. WOLFE  
Director of Public Works



WILLIAM J. WINTER  
Assistant Deputy Director  
Traffic and Lighting Division



MT:cn

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cc: Caltrans (Cheryl Powell)  
City of Santa Clarita (Ian Pari)  
Department of Regional Planning (Daryl Koutnik)

bc: Land Development (Witler, Wong)

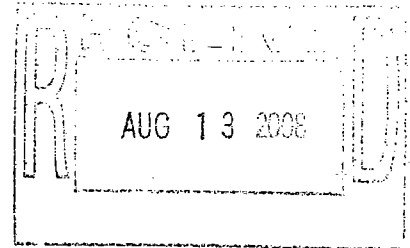


## COUNTY OF LOS ANGELES

### FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294

(323) 890-4330



P. MICHAEL FREEMAN  
FIRE CHIEF  
FORESTER & FIRE WARDEN

August 11, 2008

Mr. Rudy Silvas  
Department of Regional Planning  
Impact Analysis Section  
320 West Temple Street  
Los Angeles, CA 90012

Dear Mr. Silvas:

**FINAL ENVIRONMENTAL IMPACT REPORT, LYONS CANYON RANCH PROJECT, COUNTY  
PROJECT TRACT MAP NO. 53653, CONDITIONAL USE PERMIT NO. RCUP 200500088, STATE  
CLEARINGHOUSE NO. 2003031086, SANTA CLARITA VALLEY (FFER #200800170)**

The Final Environmental Impact Report has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

**PLANNING DIVISION:**

1. We have no comments at this time.

**LAND DEVELOPMENT UNIT:**

1. The attached conditions and correspondence with the developer have not been changed at this time.

**FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:**

1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance.
2. The areas germane to the statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division have been addressed.

**SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:**

AGOURA HILLS	BRADBURY	CUDAHY	HAWTHORNE	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CAKSON	DUARTE	HUNTINGTON PARK	LAKEWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CERRITOS	EL MONTE	INDUSTRY	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	CLAREMONT	GARDENA	INGLEWOOD	LAWDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COMMERCE	GLENDALE	IRWINDALE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	COVINA	HAWAIIAN GARDENS	LA CANADA-FLINTRIDGE	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
			LA HABRA				WHITTIER

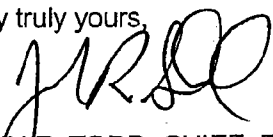
Mr. Rudy Silvas  
August 11, 2008  
Page 2

**HEALTH HAZARDOUS MATERIALS DIVISION:**

1. We have no comments at this time.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

A handwritten signature in black ink, appearing to read "JRT", with a stylized flourish at the end.

JOHN R. TODD, CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

JRT:lj

Enclosure



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 53653 Map Date July 11, 2006, Ex. A

C.U.P.  Vicinity Map 3322D

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☒ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: See additional page 1 for additional access requirements. Additional page 2-3 are the requirements for the Fire Station Site per FD Planning Section.

By Inspector: Janna Masi Date September 13, 2006

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 53653 Tentative Map Date July 11, 2006, Ex. A

Revised Report YES

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☒ The required fire flow for private on-site hydrants is 2500 gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing 1250 gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☐ Fire hydrant requirements are as follows:
- Install 18 public residential fire hydrant(s). Install 4 public multi-family/commercial fire hydrant(s).
- Install      private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☐ Location: As per map on file with the office.
- ☒ Other location: Fire hydrant locations to be determined on approved access.
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☒ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: THE TENTATIVE MAP IS NOT APPROVED AT THIS TIME, UNTIL ALL CONDITIONS HAVE BEEN APPROVED. Required fire flow for the public multi-family/commercial fire hydrants at this location is 5000 gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. 3 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow. Fire Department's Fire Prevention Engineering will set the private/on-site fire hydrant locations within the multi-family lot and may reduced the required 5000 gpm fire flow of the public fire hydrants during the building plan check phase.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi

Date September 13, 2006





**COUNTY OF LOS ANGELES  
FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040

**LAND DEVELOPMENT UNIT REQUIREMENTS**

**ADDITIONAL PAGE**

SUBDIVISION NO. **TR 53653**

PAGE NO. **1**

- 1 Gated access that has an ingress and egress shall comply with the following: Each gate shall be a minimum width of 20' wide, the key pad shall be located a minimum distance of 50' from the right-of-way, also provide a 32' turning radii after the keypad and prior to the gate. Indicate compliance on the exhibit "A", prior to the tentative map clearance.
- 2 IN LIEU OF THE REQUIRED SECONDARY ACCESS, THE FOLLOWING CONDITIONS WILL APPLY:  
ALL NEW CONSTRUCTION SHALL BE FULLY FIRE SPRINKLERED IN ACCORDANCE WITH NFPA 13.
- 3 Access to the senior housing lot shall be as follows, provide 28' of vehicular access to within 150' of all exterior walls. Said access shall be parallel to two sides of the proposed structures. Compliance shall be indicated on either the Exhibit "A" or the C.U.P. prior to the tentative map clearance.
- 4 Due to the proposed driveway lengths for the senior multiple housing development, fire department turnarounds are required. The turnarounds designs shown on the Ex. A are not adequate. Turnarounds shall be designed to the Ladder Truck Standards. Indicate compliance on the Ex. A.
- 5 Show all turning radii have a 32' centerline turning radius. Indicate compliance on the Ex. A.
- 6 Identify plantings within the proposed entry roundabout.
- 7 Clarify if parking is covered or uncovered.

By Inspector: *Janna Masi*

Date: September 13, 2006

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



## COUNTY OF LOS ANGELES

### FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

#### LAND DEVELOPMENT UNIT REQUIREMENTS ADDITIONAL PAGE

SUBDIVISION NO. **TR 53653**

PAGE NO. **2**

#### **CONDITIONS OF APPROVAL – VTTM 53653** **FIRE STATION SITE REQUIREMENTS**

DEVELOPER shall convey an improved FIRE STATION SITE to the DISTRICT (actual title to be transferred to "Consolidated Fire Protection District of Los Angeles County") prior to the issuance of the building permit for the 50<sup>th</sup> unit for VTTM 53653<sup>(1)</sup>. DEVELOPER shall improve the FIRE STATION SITE at its sole cost and expense (the only compensation due the DEVELOPER is a credit for developer fees equal to the appraised value of the improved site as provided through a Developer Fee Credit Agreement<sup>(2)</sup>). Improvements shall include:

1. The FIRE STATION SITE shall have a net buildable pad of 1.26 acres (gross lot size is 2± acres).
2. Grading of the FIRE STATION SITE net buildable pad must meet the following requirements: a level pad that measures 225' (width, fronting a public street) X 242' (depth). The pad shall be graded to +/- 0.1 and tops and toes of slopes to +/- 0.3. The minimum pad dimensions shall be free of any easements, building set backs (front, rear and sides), slopes or any other conditions that would restrict full use of the net pad area. The gross acres / square footage to be provided will be calculated based on the net pad requirements outlined above and any additional property that will be conveyed to the DISTRICT. The site is to be graded in relation to the street or streets which front the site such that the emergency vehicle egress driveway can be constructed with a maximum 2% slope and the return driveway can be constructed with a maximum 5% slope. The above driveways begin at the fronting public street and become level at an imaginary 40-foot setback.
3. A two-inch diameter domestic water line installed to a DISTRICT approved meter location with a jumper and meter box. Point of connection shall extend into the FIRE STATION SITE a minimum of 5'0" from Back of Curb (BOC). DEVELOPER will obtain and provide the DISTRICT with a Will Serve letter from the water purveyor.
4. A one-inch irrigation water line (reclaimed if available) installed to a DISTRICT approved meter location with a jumper and meter box. Point of connection shall extend into the FIRE STATION SITE a minimum of 5'0" from the BOC. DEVELOPER will obtain and provide the DISTRICT with a Will Serve letter from the water purveyor.
5. A fire hydrant on site at a location directed by the DISTRICT.
6. A six-inch diameter fire sprinkler service line installed to a DISTRICT approved location. Point of connection shall extend into the FIRE STATION SITE a minimum of 5'0" from the BOC, with a shut-off valve located within a public street.
7. A sewer lateral (fixture count to be provided by the DISTRICT) installed to a DISTRICT approved location. Point of connection shall extend into the FIRE STATION SITE a minimum of 5'0" from the BOC. DEVELOPER will obtain and provide the DISTRICT with a Will Serve letter from the permitting agency.
8. A storm drain connection (sized to accommodate both onsite and offsite drainage) installed to a DISTRICT approved location. The invert of the storm drain pipe must be at an elevation that allows for collection of all surface flows and piped drainage systems. Point of connection shall extend into the FIRE STATION SITE a minimum of 5'0" behind the BOC.
9. Electric (loading to be provided by the DISTRICT), telephone (number of pairs to be provided by the DISTRICT), television cable, fiber optics (if available), and gas connections stubbed to DISTRICT approved locations. Points of connections shall extend into the FIRE STATION SITE a minimum of 5'0" from the BOC.

By Inspector: Janna Masi

Date: September 13, 2006



## COUNTY OF LOS ANGELES

### FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

#### LAND DEVELOPMENT UNIT REQUIREMENTS ADDITIONAL PAGE

SUBDIVISION NO. **TR 53653**

PAGE NO. **3**

#### CONDITIONS OF APPROVAL – VTTM 53653 FIRE STATION SITE REQUIREMENTS

10. All offsite street improvements adjacent to the FIRE STATION SITE which at a minimum shall include curbs, gutters, sidewalks, driveway approaches (maximum of three), traffic signs, street lights, and median breaks with turn lanes at both the emergency vehicle egress driveway and the emergency vehicle ingress driveway.
11. Installation of two traffic signals that allow for safe access from the emergency egress driveway onto the adjacent public roadways. Traffic signal number one will be installed on A Street fronting the FIRE STATION SITE and traffic signal number two will be installed at the intersection of A Street and The Old Road. Both signals will be designed to include interconnects to the fire station that allows for an emergency override of the signal controllers. Traffic signals must be installed by the time the FIRE STATION SITE is operational.
12. The Completion of a Phase I Site Assessment and, if warranted, a Phase II Site Assessment, and removal or remediation of any hazardous materials located in, upon, or on the FIRE STATION SITE, as required by all applicable federal, state and local laws (to be provided at the completion of all required site improvements).
13. Proof of full compliance with the "California Environmental Quality Act" for the development and operational impacts of a first responder fire station.
14. Remediation of any defects of the property to the satisfaction of the DISTRICT.
15. Any other requirements as reasonably determined by the DISTRICT that are necessary before construction of a fire station can begin on the FIRE STATION SITE.
16. **The FIRE STATION SITE shall be free of any soils and geological hazards and must be located outside of the Los Angeles County 50-year capital flood zone. The soils and geology reports must include language that states that the site has meet the requirements of the California Geological Survey (CGS) – Note 48 "Checklist for the Review of Engineering Geology and Seismology Reports for California Public Schools, Hospitals, and essential Services Buildings".**
17. **The FIRE STATION SITE shall be free of easements, except as expressly approved by the DISTRICT. The developer must provide the DISTRICT with a current American Land Title Association survey (ALTA).**
18. The FIRE STATION SITE shall not contain slopes or hillsides for the DISTRICT to maintain. The developer must arrange for the sloped area to be maintained by a third party, such as a landscaping / maintenance district, at no cost to the DISTRICT.
19. Provide the DISTRICT with the information outlined on the attached "Request for Information" (RFI) form.
  - (1) Developer shall provide a copy to and receive approval of the title language for the FIRE STATION SITE from the Fire Department Planning Division prior to Land Development's final map clearance.
  - (2) Prior to a developer fee credit being issued, an agreement must be approved by the Los Angeles County Fire District. No refunds of developer fees are made for any building permits issued prior to developer fee credit issuance. This agreement takes approximately 30 days to process after DEVELOPER has submitted approved copies to the DISTRICT.

Revised: February 21, 2006

By Inspector: Janna Masi

Date: September 13, 2006



LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 53653      DRP Map Date: 07/11/2006      SCM Date: / /      Report Date: 09/14/2006  
Park Planning Area # 35A      NEWHALL / VALENCIA      Map Type: REV. (REV RECD)

Total Units **186** = Proposed Units **186** + Exempt Units **0**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	<b>1.49</b>
IN-LIEU FEES:	<b>\$409,455</b>

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$409,455 in-lieu fees.

Trails:

See also attached Trail Report. GAVIN CANYON TRAIL - For trail requirements, please contact Ken Slu, Trails Coordinator at (213) 351-5135.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: James Barber  
James Barber, Advanced Planning Section Head

Supv D 5th  
September 18, 2006 07:14:38  
OMB02F.FRX



# LOS ANGELES COUNTY DEPARTMENT OF PARKS AND RECREATION



## PARK OBLIGATION WORKSHEET

Tentative Map #	53653	DRP Map Date: 07/11/2006	SMC Date: / /	Report Date: 09/14/2006
Park Planning Area #	35A	NEWHALL / VALENCIA		
Map Type: REV. (REV RECD)				

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ units} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units 186 = Proposed Units 186 + Exempt Units 0

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.23	0.0030	93	0.90
M.F. < 5 Units	2.29	0.0030	0	0.00
M.F. >= 5 Units	2.11	0.0030	93	0.59
Mobile Units	1.74	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				1.49

Park Planning Area = 35A NEWHALL / VALENCIA

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	1.49	\$274,802	\$409,455

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
1.49	0.00	0.00	1.49	\$274,802	\$409,455



COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION

"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

September 18, 2006

NOTICE OF TRAIL REQUIREMENT  
FOR TRACT MAPS AND PARCEL MAPS

Tentative Tract Map #: 53653

Date on Map: June 11, 2006

Provide a 12 foot wide easement with dirt surface trail bed for the Gavin Canyon Trail to the satisfaction of the Department of Parks and Recreation's Standards. Because of the necessity to show the trail alignment as it pertains to topographical lines, trail grade shall not exceed 10%, except in areas where this standard would result in excessive switchbacks. In this instance, grades to a maximum of 15% shall be permitted for distances of less than 300 feet. Trail shall be graded so the tread is outsloped along the entire length, at a maximum of 2% cross-slope. All information pertaining to trail requirements must be shown on the Tentative Parcel Map.

This Tentative Map is approved with the following conditions before final map recordation:

- X TRAIL EASEMENTS MUST BE CALLED OUT "LOS ANGELES COUNTY RIDING AND HIKING TRAIL EASEMENT" ON THE FINAL MAP.
- X IDENTIFY PORTIONS OF TRAIL THAT WILL BE CONSTRUCTED AS PART OF DEVELOPMENT AND PROVIDE CALL OUTS FOR THESE PORTIONS TO HAVE TRAIL EASEMENTS DEDICATED TO "LOS ANGELES COUNTY RIDING AND HIKING TRAIL EASEMENT".

\*\*\*\*\*

Dedications and the exact following language should be shown for trail dedications on the first phase of final map.

Title Page: We hereby dedicate to the County of Los Angeles a 12 foot wide easement for Riding and Hiking purposes for the Gavin Canyon Trail.

- X IF A WAIVER IS FILED, A PLAT MAP DEPICTING THE TRAIL MUST ACCOMPANY THE WAIVER.

For any questions concerning trail alignment or other trail requirements, please contact Ken Slu at (213) 351-5135.

*Ken Slu*

Ken Slu, Trails Coordinator



COUNTY OF LOS ANGELES  
DEPARTMENT OF HEALTH SERVICES  
**Public Health**

BRUCE A. CHERNOF, M.D.  
Acting Director and Chief Medical Officer

FRED LEAF  
CHIEF OPERATING OFFICER

JONATHAN E. FIELDING, M.D., M.P.H.  
Director of Public Health and Health Officer

**Environmental Health**  
ARTURO AGUIRRE, Director

**Bureau of Environmental Protection**  
Mountain & Rural/Water, Sewage & Subdivision Program  
5050 Commerce Drive, Baldwin Park, CA 91706-1423  
TEL (626)430-5380 · FAX (626)813-3016  
[www.lapublichealth.org/eh/progs/envirp.htm](http://www.lapublichealth.org/eh/progs/envirp.htm)



BOARD OF SUPERVISORS

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Second District

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Third District

Don Knabe  
Fourth District

Michael D. Antonovich  
Fifth District

September 7, 2006

RFS No. 06-0022820

Tract No. 53653

Vicinity: Santa Clarita

Tentative Tract Map Date: July 11, 2006 (4<sup>th</sup> Revision)

The County of Los Angeles Department of Public Health has no objection to **Vesting Tentative Tract Map 53653** and the map is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Valencia Water Company**, public water system, which guarantees water connection and service to all lots. A "will serve" letter has been received and approved.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #32** as proposed.
3. Water wells that may be discovered on the property must be properly decommissioned.
4. Any existing septic systems on the property must be completely emptied of effluent and destroyed by a licensed contractor.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E/H.S. IV  
Mountain and Rural/Water, Sewage, and Subdivision Program

Number	Mitigation Measure	Action Required <i>Geology, Soils, and Seismicity</i>	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
GEO1.	All on-site soils that are prone to settlement and collapse in areas proposed for development of structure shall be removed and replaced with engineered fill.	L.A. County review and approval of Grading Plans and periodic monitoring by Project Geologist	During Final Engineering Plan Check and Site Grading	One Time Activity during Plan Check and Periodic During Grading	Prior to Issuance of Building Permits	Project Applicant,	L.A. County DPW - Land Development Division	
GEO2.	If identified during on-site grading by a registered Geotechnical Engineer and/or Geologist, Holocene-age alluvium shall be removed and replaced with engineered fill in areas proposed for development where alluvium directly overlies bedrock, to preclude the possibility of ground lurching.	On-site monitoring by Project Geologist	During Site Grading	Periodic	Prior to Issuance of Building Permits	Project Applicant,	L.A. County DPW - Land Development Division	
GEO3.	All liquefaction-prone soils identified during on-site grading by a registered Geotechnical Engineer and/or Geologist, shall be removed from areas proposed for development and replaced with engineered fill.	L.A. County review and approval of Grading Plans and periodic monitoring by Project Geologist	During Final Engineering Plan Check and Site Grading	One Time Activity during Plan Check and Periodic During Grading	Prior to Issuance of Building Permits	Project Applicant,	L.A. County DPW - Land Development Division	
GEO4.	Sloebanks from over-steepened slopes or grading of slopes to a shallower angle, as recommended in the project's Geotechnical Report, shall be required to minimize rock fall hazards to development along the northern boundary of the proposed project site.	L.A. County review and approval of Grading Plans and periodic monitoring by Project Geologist	During Final Engineering Plan Check and Site Grading	One Time Activity during Plan Check and Periodic During Grading	Prior to Issuance of Building Permits	Project Applicant,	L.A. County DPW - Land Development Division	
GEO5.	Adequate structural setbacks for homes and commercial sites shall be required, and surface drainage shall be directed away from the toe of affected steep slopes, in order to prevent landslides or other slope failures in on-site areas susceptible to block-and/or toppling-type failures.	L.A. County review and approval of Grading Plans and periodic monitoring by Project Geologist	During Final Engineering Plan Check and Site Grading	One Time Activity during Plan Check and Periodic During Grading	Prior to Issuance of Building Permits	Project Applicant,	L.A. County DPW - Land Development Division	
GEO6.	As soon as grading is completed for each lot, establish a protective vegetative cover in all disturbed areas via planting and/or seeding, then place a temporary protective cover, such as jute netting, mulch, hay, or other non-erodible form of ground cover, until a vegetative cover is established.	L.A. County review and approval of SWPPP	During Final Engineering Plan Check and Grading	Periodic as lots are completed	Prior to Issuance of Building Permits	Project Applicant,	L.A. County DPW - Land Development Division	
GEO7.	Divert surface drainage from cut and fill slopes via brow ditches; collect surface drainage in ditches with relatively shallow gradients; and provide a means to inhibit sediment runoff into natural drainages until a protective vegetative cover effectively mitigates further soil erosion. Place energy-dissipating devices in drainages subject to increased runoff.	L.A. County review and approval of SWPPP and Drainage Plan and on-site monitoring by Project Engineer	During Final Engineering Plan Check and Grading	One Time Activity during Plan Check and Periodic During Grading	Prior to Issuance of Building Permits	Project Applicant,	L.A. County DPW - Land Development Division	
GEO8.	When grading, project applicant shall minimize the area of disturbance outside of established grading envelope. A Construction Staging Plan shall accompany the Final Grading Plan and shall clearly delineate the limits of grading and identify any construction staging areas that are located outside of proposed grading boundary.	L.A. County review and approval of Grading Plans and on-site monitoring by Project Geologist	During Final Engineering Plan Check and Grading	One Time Activity during Plan Check and Periodic During Grading	Prior to Issuance of Building Permits	Project Applicant,	L.A. County DPW - Land Development Division	
GEO9.	Incorporate recommended foundation designs, where applicable, to preclude any adverse effects on proposed structures in areas characterized by expansive soils, including but not limited to post-tensioned slabs, mat-slabs, or other foundation systems for residential structures.	L.A. County review and approval of final building plans	During Final Engineering Building Plan Check	One Time Activity	Prior to Issuance of Building Permits	Project Applicant,	L.A. County DPW - Land Development Division	



Number	Mitigation Measure	Action Required <i>Geology, Soils, and Seismicity</i>	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
GEO10.	Fossil beds impacted by the proposed project shall be excavated by a qualified paleontologist to gather and record which species of vertebrate and macroinvertebrate fauna existed onsite during the Pliocene. The fossil record shall be preserved in an appropriate museum, such as the Natural History Museum of Los Angeles County, and the results published for the benefit of the scientific community and general public.	Field survey by qualified paleontologist during grading to identify fossil laden sediments.	During Grading	Periodic as necessary during grading	Prior to issuance of Building Permits	Project Applicant	L.A. County DRP	
<i>Hydrology and Water Quality</i>								
HWQ1.	Debris/detention basins shall be constructed on the westerly side of the intersection of "A" Street and "F" Street and the northerly side of the intersection of "A" Street and "D" Street. In addition to the debris basins, additional detention basins shall be placed in series above each debris basin to prevent the debris basins from becoming jurisdictional dams under the California Division of Safety of Dams.  In addition to the above drainage improvements, the following items shall also be required: a) The development area adjacent to the double 8-foot by 8-foot culvert shall be raised to reduce the flooding potential. The final elevation shall be determined by FEMA during their review of a Conditional Letter of Map Revision request. b) In addition, the County of Los Angeles shall require the developers to obtain a drainage acceptance letter from the property owner immediately downstream of the double 8-foot by 8-foot culvert (mobile home park) prior to issuance of grading permits. c) The proposed debris/detention basin shall be cleared/maintained as necessary by the Los Angeles County Department of Public Works Flood Control Division, as appropriate.	L.A. County review and approval of Final Drainage Improvement Plans	During Final Engineering Plan Check	One Time Activity	Prior to issuance of Certificate of Occupancy for 1st Residential Unit	Project Applicant	L.A. County DPW - Land Development Division	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
<b>Hydrology &amp; Water Quality</b>								
HWQ2.	Storm drains, culverts, channels, and outlets shall be designed per County of Los Angeles and Federal Emergency Management Agency (FEMA) Design Standards.	L.A. County review and approval of Final Drainage Improvement Plans	During Final Engineering Plan Check	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Land Development Division	
HWQ3.	Erosion protection (or energy dissipating structures) shall be placed at outlets to natural drainage channels in order to minimize the potential for erosion, subject to approval by the Los Angeles County Department of Public Works Flood Control Division, as appropriate.	L.A. County review and approval of Final Drainage Improvement and SWPPP Plan	During Final Engineering Plan Check	One Time Activity	Prior to Issuance of Grading Permit	Project Applicant	L.A. County DPW - Land Development Division	
HWQ4.	Any construction in the FEMA Zone A shall require a Conditional Letter of Map Revision. A Letter of Map Revision shall be required prior to building occupancy.	L.A. County review and approval of Conditional Letter of Map Revision	During Final Engineering Plan Check	One Time Activity	Prior to Issuance of Certificate of Occupancy for 1st Residential Unit	Project Applicant	L.A. County DPW - Land Development Division	
HWQ5.	Project developers shall prepare and submit a Notice of Intent to comply with the Construction General Permit to the State Water Resources Control Board.	L.A. County review and approval of SWPPP Plan	During Final Engineering Plan Check	One Time Activity	Prior to Issuance of Grading Permit	Project Applicant	L.A. County DPW - Land Development Division	
HWQ6.	Project developers shall prepare and receive approval of a Stormwater Pollution Prevention Plan (SWPPP) per requirements of the Construction General NPDES Permit.	L.A. County review and approval of SWPPP Plan	During Final Engineering Plan Check	One Time Activity	Prior to Issuance of Grading Permit	Project Applicant	L.A. County DPW - Land Development Division	
HWQ7.	Project developers shall comply with post-construction Best Management Practice (BMP) requirements as detailed in the L.A. County Standard Urban Storm water Mitigation Plan (SUSMP).	L.A. County review and approval of SUSMP Plan	During Final Engineering Plan Check	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Land Development Division	
HWQ8.	The project developer shall design, construct and maintain all structural storm water filtration devices proposed as part of the project. The final location of the proposed structural storm water filtration systems shall be determined by the Los Angeles County Department of Public Works prior to issuance of building permits.	L.A. County review and approval of Final Drainage Plan	During Final Engineering Plan Check	Annual	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Land Development Division	
HWQ9.	In order to limit the amount of coliform leaving the site in stormwater runoff, project developers shall implement public education programs for residents concerning the clean up of pet waste. Also, pet waste disposal bags and containers shall be provided around parks and other areas of high pet traffic.	L.A. County review and approval of project applicant's Pet Waste Disposal Public Education Program	Post-Construction	One Time Activity	Prior to Issuance of Certificate of Occupancy for Last Residential Unit	Project Applicant	LA County DRP	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
<i>Hydrology &amp; Water Quality</i>								
HWQ10:	Los Angeles County Department of Public Works shall be responsible for the operation and maintenance of any debris/detention basins on the site, which include:  <ul style="list-style-type: none"> <li>• Dispersion of alluvial sediment deposition at inlet structures, thus limiting the extended localized ponding of water.</li> <li>• Periodic sediment removal to ensure adequate storage and treatment volume.</li> <li>• Monitoring of the basin to ensure it is completely and properly drained.</li> <li>• Outlet fter cleaning.</li> <li>• Vegetation management to prevent marsh vegetation from taking hold, and to limit the growth of habitat for disease-carrying fauna.</li> <li>• Removal of gramin, litter, vegetative and other debris.</li> <li>• Preventative maintenance on monitoring equipment.</li> <li>• Vegetative stabilization of eroding banks.</li> </ul>	Developer to construct and dedicate all on-site debris/detention to L.A. County DPW	Post-Construction	Continuous	Prior to issuance of Certificate of Occupancy for Last Residential Unit	Project Applicant	L.A. County DPW- Land Development Division	
HWQ11:	The Los Angeles County Department of Public Works shall be responsible for the operation and maintenance of any storm water filters on the site, to include:  <ul style="list-style-type: none"> <li>• Providing adequate access for inspection and maintenance.</li> <li>• Removal of accumulated trash, paper and debris.</li> <li>• Corrective maintenance including removal and replacement of top layers of media.</li> <li>• Complete replacement of filter media every 3 to 5 years.</li> <li>• Periodic removal of vegetative growth.</li> </ul>	Developer to construct and dedicate any storm water filters to L.A. County DPW	During Construction	Continuous	Prior to issuance of Certificate of Occupancy for Last Residential Unit	Project Applicant	L.A. County DPW- Land Development Division	
HWQ12:	The Los Angeles County Department of Public Works shall be responsible for the operation and maintenance of any storm water clarifiers on the site, which include:  <ul style="list-style-type: none"> <li>• Inspection prior to the beginning of the storm season.</li> <li>• Regular inspection following storm events.</li> <li>• Removal of accumulated sediment, trash and debris.</li> </ul>	Developer to construct and dedicate any storm water clarifiers to L.A. County DPW	During Construction	Continuous	Prior to issuance of Certificate of Occupancy for Last Residential Unit	Project Applicant	L.A. County DPW- Land Development Division	
HWQ13:	Pesticide applications shall be managed through educational and other source control efforts, including the installation of efficient landscape irrigation systems in common areas and the development of guidance on applying these types of chemicals for contractors maintaining landscape areas. Examples of material which may be used for education may include educational pamphlets currently available through L.A. County and/or other sources (i.e., <a href="http://www.americanseas.org/runoff/eps-bro.htm">http://www.americanseas.org/runoff/eps-bro.htm</a> ). Because of the concerns regarding indicators of human pathogens, education programs shall emphasize animal waste management, such as the importance of cleaning up after pets and not feeding wild animals, such as pigeons, seagulls, ducks and geese. The project applicant shall create and distribute these pamphlets to landscape contractors prior to on-site planting.	Developer to prepare contractor and resident pesticide management handbook	During Final Engineering Plan Check	One Time Activity	Prior to issuance of Building Permit	Project Applicant	L.A. County DRP	

Number	Mitigation Measure	Action Required <i>Hydrology &amp; Water Quality</i>	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
HWQ14.	The project applicant shall prepare an herbicide/pesticide program to be utilized by landscaping contractors on commonly owned landscaped areas. This program shall include requirements to minimize the use of herbicides and pesticides in these landscaped areas and shall be prepared and in place prior on-site planting.	Developer to prepare Pesticide Management handbook	During Final Engineering Plan Check	One Time Activity	Prior to issuance of Building Permit	Project Applicant	L.A. County DRP	
<i>Hazards and Hazardous Materials</i>								
HAZ1.	If unknown wastes or suspect materials are discovered during construction by the contractor, which the site believes may involve hazardous waste/materials, the contractor shall: <ul style="list-style-type: none"> <li>Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area;</li> <li>Notify the project engineer of the implementing agency;</li> <li>Secure the areas directed by the project engineer; and</li> <li>Notify the implementing agency's Hazardous Waste/Materials Coordinator.</li> </ul>	Developer shall hire qualified Hazardous Waste/Materials Coordinator for on-site monitoring during construction	During Construction	Periodic	Prior to issuance of Grading Permit	Project Applicant	L.A. County DPW, and L.A. County Fire Department (Hazardous Materials Division)	
HAZ2.	If deemed appropriate by the project's geotechnical engineer, the on-site abandoned oil well shall be re-abandoned per current DSGR standards prior to issuance of any grading permit.	If necessary, Developer shall abandon on-site oil wells	During Construction	One Time Activity	Prior to issuance of Grading Permit	Project Applicant	L.A. County DPW, and L.A. County Fire Department (Hazardous Materials Division)	
HAZ3.	All miscellaneous debris shall be removed off-site and properly disposed of at an approved landfill facility prior to issuance of building permits. Once removed, a visual inspection shall be completed by a representative from the Los Angeles County Public Works Department, of the areas beneath the removed materials to confirm total removal. Any stained soils observed underneath the removed materials shall be sampled. Based on the results of the sampling, the applicant's consultant and a representative from the Los Angeles County Public Works Department shall determine the level of remediation efforts that may be required (if any).	Developer shall properly dispose of all on-site trash and debris generated during on-site grading	During Construction	Continuous	Prior to issuance of Certificate of Occupancy for 1st Residential Unit	Project Applicant	L.A. County DPW-Land Development Division, and L.A. County Fire Department (Hazardous Materials Division)	
HAZ4.	One 500-gallon abandoned AST was observed atop a hill within the central portion of the project site. The tank shall be removed and properly disposed of at an appropriate landfill facility prior to issuance of building permits. Once removed, exposed soils shall be visually observed to confirm the presence/absence of staining (an indication of contamination migration into the subsurface). If observed, stained soils shall be tested to identify appropriate remedial activities (if necessary).	Developer shall remove and properly dispose of 500-gallon above-ground storage tank	During Construction	One Time Activity	Prior to issuance of Grading Permit	Project Applicant	L.A. County DPW-Land Development Division, and L.A. County Fire Department (Hazardous Materials Division)	
HAZ5.	The fallen power line and transformer shall be removed off-site and properly disposed of at an approved landfill facility prior to issuance of building permits. Additionally, other transformers on-site shall be removed/relocated during site construction/renovations. This removal/relocation shall be conducted under the purview of the local utility purveyor to identify proper handling procedures regarding potential PCBs. The concrete on which the power line and transformer fell shall be removed and properly disposed of at an approved landfill facility. Any stained soils observed underneath the concrete shall be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required.	Developer shall remove and properly dispose of fallen power line and transformer	During Construction	One Time Activity	Prior to issuance of Grading Permit	Project Applicant	L.A. County DPW, and L.A. County Fire Department (Hazardous Materials Division)	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
<b>Hazards and Hazardous Materials</b>								
HAZ9.	The contents of the concrete structure shall be removed off-site and properly disposed of at an approved landfill location prior to issuance of building permits. Once removed, a visual inspection of the area beneath the removed materials shall be performed. Any stained concrete or soil (depending on material) observed underneath the removed materials shall be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required. If concrete is present and staining is noted, the concrete shall be removed and disposed of at an appropriate permitted facility. Once removed, exposed soils shall be visually observed to confirm the presence/absence of staining (on indication of contamination migration into the subsurface). If observed, stained soils shall be tested to identify appropriate remedial activities (if necessary).	Developer shall remove and properly dispose of existing concrete structure(s)	During Construction	One Time Activity	Prior to issuance of Building Permit	Project Applicant	L.A. County DPW-Land Development Division, and L.A. County Fire Department (Hazardous Materials Division)	
HAZ7.	The terminus of all undocumented pipes shall be defined. The primary concern with pipes that extend into the ground surface is the potential for the pipes to act as a ventilation apparatus for an undocumented UST. Should a UST be present, the UST shall be removed and properly disposed of at an approved landfill facility prior to issuance of building permits. Once removed, a visual inspection of the areas beneath and around the removed UST shall be performed. Any stained soils observed underneath the UST shall be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required.	Developer shall hire appropriate professional to map all undocumented pipes on-site	Prior to Construction	One Time Activity	Prior to issuance of Grading Permit	Project Applicant	L.A. County DPW-Land Development Division, and L.A. County Fire Department (Hazardous Materials Division)	
HAZ8.	The on-site well shall be properly removed and abandoned prior to issuance of a building permit pursuant to the latest procedures required by the Los Angeles County Department of Health Services with closure responsibilities for the wells. Any associated equipment (i.e., piping) shall be removed off-site and properly disposed of at a permitted landfill. A visual inspection of the areas beneath the removed materials (if present) shall be performed. Soil sampling around the well shall be performed, as determined appropriate by a qualified Phase II professional.	Developer shall properly remove and abandon on-site well(s)	Prior to Construction	One Time Activity	Prior to issuance of Grading Permit	Project Applicant	L.A. County DPW, and L.A. County Fire Department (Hazardous Materials Division)	
HAZ9.	The project site was utilized for agricultural purposes in the past and may contain pesticide residues in the soil. Soil sampling shall occur throughout the project site, especially in areas of past development (as identified within the historical aerial photographs) prior to issuance of building permits. The sampling shall determine if pesticide concentrations exceed established regulatory requirements and shall identify proper handling procedures that may be required.	Developer shall complete soil sampling for pesticides	Prior to Construction	One Time Activity	Prior to issuance of Grading Permits	Project Applicant	L.A. County DPW-Land Development Division, and L.A. County Fire Department (Hazardous Materials Division)	
HAZ10.	Pipeline operators shall be notified in advance of any grading activity in the vicinity of the on-site oil pipeline. Any specific requirements of the operator to avoid disturbance that could create a safety hazard shall be fully implemented. Possible methods to protect underground utilities include dielectric coating, cathodic protection, mortar coating, or encasement in cement slurry or concrete.	Developer shall notify pipeline operations of project grading	Prior to Construction	One Time Activity	Prior to issuance of Grading Permit	Project Applicant	L.A. County DPW-Land Development Division, and L.A. County Fire Department (Hazardous Materials Division)	
HAZ11.	Prior to grading in the vicinity of the off-site oil pipeline, the location of the pipeline shall be marked. If a pipeline will be affected by project grading, no grading shall occur in such area until pipeline is re-located. Underground Service Alert shall be notified 48 hours in advance of grading and shall clear the pipeline location prior to grading activity.	All on-site pipelines shall be located and confirmed to be outside of grading envelope	Prior to Construction	One Time Activity	Prior to issuance of grading permits	Project Applicant	L.A. County DPW-Land Development Division, and L.A. County Fire Department (Hazardous Materials Division)	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
<b>Noise</b>								
N1.	Construction shall be limited to the hours of 7:00 AM to 7:00 PM on any working day except Sundays and holidays, in accordance with the County's Noise Control Ordinance (County Code Section 12.080.440.) The following measures shall be implemented by the project applicant to reduce potential construction noise impacts on nearby sensitive receptors: a) During all site excavation and grading, the construction contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards. b) The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site. c) The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and the existing noise-sensitive receptors (existing residences) north of the project site during all project construction.	Developer shall not allow construction outside of 7:00 AM to 7:00 PM.	During Construction	Continuous	During Construction	Project Applicant	LA County DRP	
N2.		Developer shall require all contractors to comply with noise reduction measures	During Construction	Continuous	During Construction	Project Applicant	LA County DRP	
N3.	A sound barrier, with a minimum wall height of six feet, is required for ground-floor frontlines outdoor active use areas on the following lots: Lots 83 through 85 and Lots 87-90.	L.A. County review and approval of sound walls shown on Final Improvement Plans	During Final Engineering Plan Check	One Time Activity	Prior to Building Permit Issuance for Lots 83-85 and Lots 87-90	Project Applicant	LA County DPWL Building and Safety Division	
N4.	A sound barrier, with a minimum wall height of seven feet, is required for ground-floor frontlines outdoor active use areas on Lot 86.	L.A. County review and approval of sound walls shown on Final Improvement Plans	During Final Engineering Plan Check	One Time Activity	Prior to Building Permit Issuance for Lot NO. 86	Project Applicant	LA County DPWL Building and Safety Division	
N5.	A sound barrier, with a minimum wall height of five feet, is required for ground-floor frontlines outdoor active use areas on the following lots: Lot 91-94.	L.A. County review and approval of sound walls shown on Final Improvement Plans	During Final Engineering Plan Check	One Time Activity	Prior to Building Permit Issuance for Lots 91-94	Project Applicant	LA County DPWL Building and Safety Division	
N6.	Balconies or decks, if proposed for the frontlines dwelling units on Lots 83 through 84 and the attached senior housing, which are directly exposed to traffic noise from The Old Road and I-5, shall require a noise barrier with a minimum height of five feet along the perimeter of balconies or decks. Balconies or decks on the side of the building facing away from the street or outside of the 65 dBA CNEL impact zone shall not require sound wall protection.	L.A. County review and approval of sound walls shown on Final Improvement Plans	During Final Engineering Plan Check	One Time Activity	Prior to Building Permit Issuance for Lots 83-94 and Senior Housing Units	Project Applicant	LA County DPWL Building and Safety Division	
N7.	Mechanical ventilation, such as an air-conditioning system, shall be required for lots 76-99 and all units in the senior housing lot.	L.A. County review and approval of mechanical ventilation plans for residential units	During Final Engineering Plan Check	One Time Activity	Prior to Building Permit Issuance for Lots 76-99 and Senior Housing Units	Project Applicant	LA County DPWL Building and Safety Division	
N8.	Windows with a minimum STC-30 rating are required for bedrooms exposed to I-5 traffic on Lots 83-86, except for Lot 86, where windows with a minimum STC-32 rating are recommended for bedrooms exposed to I-5 traffic.	L.A. County review and approval of Building Plans including appropriate window specifications	During Final Engineering Plan Check	One Time Activity	Prior to Building Permit Issuance for Lots 83-86, except 86	Project Applicant	LA County DPWL Building and Safety Division	
N9.	Windows with a minimum STC-34 rating are required for sleeping quarters associated with the proposed fire station.	L.A. County review and approval of Building Plans including appropriate windows specifications for fire station sleeping quarters	During Final Engineering Plan Check	One Time Activity	Prior to Building Permit Issuance for Fire Station Building	LA County Fire Department	LA County DPWL Building and Safety Division	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
<i>Air Quality</i>								
AQ1.	The construction contractor shall be responsible for ensuring that all measures listed in Table 5.5-7, Standard Measures for Construction-Related Emissions are implemented. To achieve the particulate control efficiencies shown, finished surfaces shall be stabilized with water and/or soy-based, or other non-chloride-based, dust palliatives and isolated from traffic flows to prevent emissions of fugitive dust from these areas.	Developer and all sub-contractors shall implement all applicable air quality control measures during construction	During Project Construction	Continuous	During Project Construction	Project Applicant	LA County DRP, SCAQMD	
AQ2.	All construction equipment shall be maintained in good operating condition so as to reduce operational emissions. The construction contractor shall ensure that all construction equipment is being properly serviced and maintained.	Developer shall ensure that all contractors properly maintain construction equipment	During Project Construction	Continuous	During Project Construction	Project Applicant	LA County DRP, SCAQMD	
AQ3.	The construction contractor shall utilize, as much as possible, percolated/natural colored building materials, water-based or low-VOC coating on all interior and exterior walls, and coating transfer or spray equipment with high transfer efficiency, such as HVLP spray method, or manual coatings application such as a paintbrush, hand roller, trowel, spatula, dauber, rag, or sponge.	Developer shall verify that contractor utilizes low-VOC coatings where feasible	During Project Construction	Continuous	Prior to issuance of Building Permits	Project Applicant	LA County DRP, SCAQMD	
AQ4.	Low-emitting paints and solvents shall be used on all future on-site structures.	Developer shall require contractor to use low-VOC paints	During Project Construction	Continuous	Prior to issuance of Building Permits	Project Applicant	LA County DRP, SCAQMD	
AQ5.	To the extent feasible, future on-site buildings shall incorporate design principles of the Energy Star program and/or Leadership in Energy and Environmental Design (LEED) program, and associated energy-saving features, including energy-efficient heating and cooling systems, tight construction and ducts, improved insulation, high-performance windows, and built-in energy efficient appliances.	Developer shall utilize Energy Star Products and incorporate LEED building principles where feasible	During Project Construction	Periodic	Prior to issuance of Building Permits	Project Applicant	LA County DRP, SCAQMD	
AQ6.	All public and private parking areas (i.e. recreational facilities, trailhead parking, senior housing parking) shall be planted with trees to insure shading and prevent heat buildup.	L.A. County review and approval of Landscaping Plans	During Plan Check or Final Landscaping Plans	One Time Activity	Prior to issuance of Building Permits	Project Applicant	LA County DRP	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
BIO1.	<p><b>Supplemental Surveys.</b> Prior to site disturbance activities associated with the proposed project, supplemental seasonal field surveys for Ambrosia confertiflora, and any other special-status plant species, should be conducted to clearly determine and to mark off the exact locations and numbers of plants onsite in the development footprint as well as those to be preserved. Surveys should be conducted in the spring prior to construction to flag locations of special-status plants within and immediately adjacent to the project site. As many seeds as possible of populations within the grading areas shall be salvaged and planted in preserve areas. Rancho Santa Ana Botanic Garden would be an appropriate facility to conduct the salvage, storage, and ongoing propagation of these special-status plant species.</p> <p><b>Avoidance and Protection.</b> Areas with Ambrosia confertiflora, and other special-status plant species, outside of the development footprint shall be avoided and preserved in perpetuity through an appropriate recordable legal instrument. The legal document shall be recorded prior to issuance of a grading permit. A qualified botanist shall survey for, and appropriately mark, all populations of special-status plant species at Lyons Canyon Ranch that are to be avoided and preserved. Where avoidance and protection is not possible, mitigation shall be accomplished through seed planting.</p> <p><b>Seed Collection and Propagation.</b> A seasonal survey A seasonal survey shall be conducted in suitable habitat after the flowering season and shall be obtained from the native trees, shrubs, herbs, and grasses cleared from the project site during construction activities. The survey shall be conducted by a qualified botanist familiar with the flora of the Santa Susana Mountains. Seeds shall be collected when ripe, cleaned, and stored by a qualified nursery or institution with appropriate storage facilities, and transferred to a native plant nursery experienced with propagating special-status plant species and grown out to 1-gallon container size. The best time to sow seed is in the fall in conjunction with the onset of rain. These plants shall be planted in suitable preserved habitat onsite at a ratio of 10 plants for every 1 plant impacted by the project. The propagated plants shall be maintained and monitored for a period of five (5) years after initial planting, with annual reports submitted to the County.</p> <p><b>Determine Final Mitigation Sites.</b> A site analysis plan must be conducted to determine potential planting areas and to identify the most appropriate mitigation site(s) acceptable to the Los Angeles County Department of Regional Planning, which should be conducted prior to seed collection. A detailed mitigation plan shall be prepared and submitted to the appropriate agency(ies) for review prior to implementation. The plan must be prepared by a qualified botanist as determined by Los Angeles County Director of Planning. Potential mitigation areas for special-status plant species onsite are shown above on Exhibit 5.6-21, Potential Special-Status Plant Species Mitigation Areas. The estimated mitigation area available for relocation and plantings of Ambrosia confertiflora and other special-status plant species is approximately 5.58 acres.</p> <p><b>Prepare Detailed Mitigation Plan.</b> Following seed collection, special-status species plantings shall be planted into suitable mitigation sites in the undeveloped portions of the project site, or in an adjacent undeveloped acreage that shall be preserved in perpetuity. A qualified botanist shall be selected by the applicant that is acceptable to the County to prepare and implement a detailed mitigation plan.</p>	<p>(1) Qualified botanist shall conduct a seasonal survey prior to ground disturbing activities.  (2) If sensitive species are found, seeds are to be gathered and grown.  (3) Restoration plantings shall be planted in mitigation areas pursuant to detailed mitigation plan</p>	<p>Prior to and During Construction</p>	<p>Annually for 5 years</p>	<p>(1) For survey, prior to issuance of Grading Permit. (2) For Planting, prior to issuance of Building Permits</p>	<p>Project Biologist, Project Applicant</p>	<p>L.A. County DRP - County Biologist</p>	
BIO2.	<p><b>Implement Conditions of Approval Related to Preserve Maintenance.</b> The Lyons Canyon Ranch project shall provide for the establishment of a Home Owners' Association (HOA) and the preparation of Conditions, Covenants, and Restrictions (CC&amp;Rs) prior to the recordation of the final tract map as a condition of project approval. The HOA shall be governed by CC&amp;Rs that describe all aspects of property maintenance of common area preserves and biological resource mitigation areas under control of the HOA. The HOA shall be fully funded, pursuant to, and consistent with, the recorded CC&amp;Rs.</p>	<p>L.A. County review and approval of HOA CC&amp;Rs establishing maintenance responsibilities</p>	<p>During Plan Check</p>	<p>One Time Activity</p>	<p>Prior to Final Map Recordation</p>	<p>Project Biologist, Project Applicant</p>	<p>L.A. County DRP - Land Development Division</p>	



Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
<b>Biological Resources</b>								
BIO2.	<p>cont.</p> <p>The Lyons Canyon Ranch project HOA shall be responsible to maintain all common areas consistent with the applicable mitigation measures and conditions of approval adopted by the County of Los Angeles. The applicable mitigation measures and conditions of approval that fall under the responsibility of the HOA shall be explicitly specified in the CC&amp;Rs, and shall be verified by the County of Los Angeles prior to recordation of the final tract map.</p> <p>Prior to undertaking any activities within preserve areas, the HOA shall retain the services of a wildlands ecologist acceptable to the DRP and familiar with plants and wildlife native to the Santa Clara region to provide review and approve of the specific activities in preserve parcels. The ecologist shall also oversee HOA maintenance staff, when performing the following maintenance, to ensure compliance with biological mitigation measures applicable to the project site:</p> <ul style="list-style-type: none"> <li>• Fuel modification within common areas;</li> <li>• Maintenance of privately owned wetlands restoration areas;</li> <li>• Maintenance of common areas designated as preserves or mitigation areas; and</li> <li>• Maintenance of privately owned trails.</li> </ul>	See Above	During and After Construction	Continuous	Prior to Issuance of Certificate of Occupancy for 1st Residential Unit	Project Applicant, Project Biologist and Project HOA	L.A. County DRP	
BIO3.	<p><b>Supplemental Surveys.</b> Prior to site disturbance activities associated with the proposed project, supplemental seasonal field surveys for Calochortus plummerae and Calochortus clavatus shall be conducted to clearly determine and to mark off the exact locations and numbers of plants onsite in the development footprint as well as those to be preserved. Surveys shall be conducted in the spring prior to construction to flag locations of Calochortus within and immediately adjacent to the project site. All bulbs and seeds of populations within the grading areas shall be salvaged, translocated, and subsequently planted in preserve areas. Rancho Santa Ana Botanic Garden would be an appropriate and County acceptable facility to conduct the translocation, storage, and ongoing propagation of these species.</p> <p><b>Avoidance and Protection.</b> Areas with Calochortus outside of the development footprint shall be avoided and preserved in perpetuity through an appropriate recordable legal instrument. The legal document shall be recorded prior to issuance of a grading permit. A qualified botanist shall survey for, and appropriately mark, all populations of Calochortus at Lyons Canyon Ranch that are to be avoided and preserved. Where avoidance and protection is not possible, mitigation shall be accomplished through seed collection, bulb translocation and subsequent planting.</p>	<p>(1) Conduct seasonal field surveys for Calochortus plummerae and Calochortus clavatus. (2) Harvest bulbs and seeds for propagation. (3) Preserve Mitigation Areas via an appropriate legal instrument.</p>	Prior to Construction	Periodic as necessary	<p>(1) Prior to Issuance of Grading Permit for surveys. (2) Prior to Issuance of Certificate of Occupancy for 1st Residential Unit for Restoration</p>	Project Applicant Project Biologist L.A. County DRP - County Biologist	L.A. County DRP - County Biologist	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
BIO3.	<p><b>cont.</b></p> <p><b>Bulb Translocation.</b> A pre-construction survey during the peak flowering period, approximately March through June, shall be conducted by a qualified botanist, acceptable to the DRP, in the areas of the project site that will be disturbed, and all individual Calochortus plants shall be marked for subsequent relocation. Each impacted Calochortus bulb shall be clearly delineated with pin flags for collection by a qualified collector. Bulbs shall be collected after the flowering period when the plants are dormant. Where high fly concentrations exist onsite, the first ten inches or more of topsoil shall be moved in large blocks to the selected revegetation site. The salvaged bulbs or bulb-containing topsoil shall be translocated to an appropriate site(s) acceptable to the DRP within the preserved portions of the project site.</p> <p><b>Seed Collection and Propagation.</b> Calochortus are typically grown from seed for mitigation purposes (Carol Bornstein, pers. comm. 30 January 2006). A seasonal survey prior to grading shall be conducted in suitable habitat during and after the flowering season to collect seeds. The survey shall be conducted by a qualified botanist acceptable to the DRP and familiar with the flora of the Santa Susana Mountains. Seeds shall be collected when ripe, cleaned, stored by a qualified nursery or institution with appropriate storage facilities, and transferred to a native plant nursery experienced with propagating Calochortus species and grown out to 1-gallon container size. The best time to sow seed is in the fall in conjunction with the onset of rain. Calochortus usually takes at least three (3) years to achieve flowering size, depending upon the species (Carol Bornstein, pers. comm. 30 January 2006). These plants shall be planted in suitable preserved habitat onsite and acceptable to the DRP at a ratio of 10 plants for every 1 plant impacted by the project. The propagated plants shall be maintained and monitored for a period of five (5) years after initial planting, with annual reports submitted to the County.</p> <p><b>Determine Final Mitigation Sites.</b> A site analysis plan must be conducted prior to bulb collection to determine potential planting areas and to identify the most appropriate mitigation site(s) acceptable to the DRP. A detailed mitigation plan shall be prepared and submitted to the DRP for review prior to implementation. The plan must be prepared by a qualified botanist as determined by Los Angeles County Director of Planning. Potential mitigation areas for Calochortus species onsite are shown above on Exhibit 5.8-21, Potential Special-status Plant Species Mitigation Areas. The estimated mitigation area available for relocation and plantings of Calochortus is approximately 28.53 acres.</p> <p><b>Prepare Detailed Mitigation Plan.</b> Following seed and bulb collection, the Calochortus shall be relocated into a suitable mitigation site in the undeveloped portion of the project site, or in an adjacent undeveloped acreage that shall be preserved in perpetuity. A qualified botanist shall be selected by the applicant that is acceptable to the County to prepare and implement a detailed mitigation plan. Please refer to Page 5.8-97 for a full description of these requirements.</p>	See Above	See Above	See Above	See Above	See Above		

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
BIO4.	<p><b>Plant Juglans californica var. californica Onsite.</b> To mitigate for the loss of 0.50 acre of Juglans californica Alliance, including the loss of approximately 10 individual Southern California Black Walnut trees, plant locally indigenous seeds (walnuts) of Juglans californica var. californica in a designated mitigation site. Juglans californica var. californica fruit (walnuts) shall be collected from locally indigenous (on-site) sources. Seeds shall be gathered when ripe and transferred to a native plant nursery experienced with propagating Juglans californica for seed storage and subsequent propagation. Seedlings shall be grown out to 1-gallon container size, preferably in liners rather than 1-gallon pots. Seeds are a viable source for mitigation and will be utilized for some replacement. However, nursery-grown plantings should have higher success. These plants shall be planted in suitable preserved habitat found onsite at a ratio of 10 plants for every 1 plant impacted by the project. Since approximately 10 individuals of this species will be impacted from the project, at least 100 trees will be required.</p> <p>The seedlings should be monitored and irrigated on a regular basis to ensure survival. Juglans californica can also be grown from mature stem cuttings and sprouted in a greenhouse. Rooted cuttings can then be planted at the mitigation site(s). Planting should occur on one or more of the preserve areas onsite on a north-facing slope adjacent to Coast Live Oak Woodland areas. With proper maintenance and monitoring, the impacts should be fully mitigable. No sensitive habitat shall be impacted during Juglans mitigation efforts. The planted plants shall be maintained and monitored for a period of five (5) years after initial planting, with annual reports submitted to the County.</p> <p>Potential Juglans californica var. californica mitigation areas onsite are shown above on Exhibit 5.6-21, Potential Special-status Plant Species Mitigation Areas. The estimated mitigation area available for plantings of Juglans californica var. californica is approximately 5.96 acres.</p>	<p>(1) Harvest on-site walnut seeds for re-planting. (2) Developer to plant locally indigenous seeds of Juglans californica var. californica fruit in a designated mitigation site</p>	<p>Prior to and During Construction</p>	<p>Annually</p>	<p>(1) Harvest prior to issuance of Grading Permit. (2) Completion of restoration prior to Issuance of C of O for the last residential unit</p>	<p>Project Applicant Project Biologist, L.A. County County DRP - County Biologist</p>	<p>L.A. County DRP - County Biologist</p>	
BIO5.	<p><b>Implementing Mitigation Measure BIO1 will also mitigate for this impact.</b></p> <p><b>Conduct Survey, Propagate Seeds, and Plant Onsite.</b> Since the location or presence of the rare plant species likely to occur onsite (Aster greatae, Erodium macrophyllum, Horkelia cuneata ssp. puberula, Lepidium virginicum var. robinsonii, Nolana cismontana, and Senecio aphanactis) is not confirmed, seasonal surveys shall be conducted in suitable habitat at a time when positive identifications can be made. The surveys shall be conducted by a qualified botanist acceptable to the DRP and familiar with the flora of the Santa Susana Mountains. If any of these plants are found to be within the project impact area, then, prior to grading, seeds shall be gathered when ripe and transferred to a native plant nursery experienced with propagating sensitive or similar species, and grown out to 1-gallon container size. These plants shall be propagated in suitable preserved habitat found onsite at a ratio of 10 plants for every 1 plant of each species impacted by the project. The plants shall be monitored for a period of five (5) years after initial planting, with annual reports submitted to the County. Seeding may require several seed sowing events to establish viable reproducing populations at the mitigation site.</p>	<p>Project Biologist shall conduct seasonal surveys for rare plants</p>	<p>Prior to Construction</p>	<p>Annually</p>	<p>Prior to Issuance of Grading Permits</p>	<p>Project Applicant Project Biologist, L.A. County County DRP - County Biologist</p>	<p>L.A. County DRP - County Biologist</p>	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
BIO6.	<p>Apply for 401 Certification. Prior to the issuance of a grading permit, the project applicant shall obtain coverage under the California Regional Water Quality Control Board's general permit for storm water discharge associated with construction activity and shall comply with all the provisions of the permit, including the development of a storm water pollution prevention plan, which includes provisions for the implementation of best management practices and erosion control measures. Best management practices shall include both structural and non-structural measures. Implementing Mitigation Measures AQ1 through AQ4 (Mitigation Measures for Dust Control), in the Air Quality section of this EIR, will also mitigate for this impact.</p>	Developer shall obtain 401 Water Quality Certification	Prior to Construction	One Time Activity	Prior to Issuance of Grading Permits	Project Applicant	L.A. County DRP & RWQCB	
BIO7.	<p>Implement Conditions of Approval Related to Landscaping. The Lyons Canyon Ranch project shall provide for the establishment of a Home Owners Association (HOA) and the preparation of Conditions, Covenants, and Restrictions (CC&amp;Rs) prior to the recordation of the final tract map as a condition of project approval. The HOA shall be governed by CC&amp;Rs that describe all aspects of property maintenance of common area landscape, and the overall regulation of aesthetics for the property grounds and buildings. The HOA shall be fully funded, pursuant to, and consistent with, the recorded CC&amp;Rs.</p> <p>The Lyons Canyon Ranch project HOA shall be responsible for maintaining all common areas, that are routinely maintained, consistent with the applicable mitigation measures and conditions of approval adopted by the County of Los Angeles. The applicable mitigation measures and conditions of approval that fall under the responsibility of the HOA shall be explicitly specified in the CC&amp;Rs, and shall be verified by the County of Los Angeles prior to recordation of the final tract map.</p> <p>Prior to landscaping installation, the HOA shall retain the services of a licensed landscape architect acceptable to the DRP and familiar with plants native to the Santa Clarita region to provide review and approval of the landscaping of individual parcels consistent with the plant list approved by the County Biologist. The landscape architect shall also oversee HOA maintenance staff when performing the following maintenance, to ensure compliance with biological mitigation measures applicable to the project site:</p> <ul style="list-style-type: none"> <li>• Fuel modification within common areas;</li> <li>• Maintenance of street or roadway landscaping;</li> <li>• Maintenance of parks;</li> <li>• Maintenance of landscaped common areas; and</li> <li>• Maintenance of roadway landscaping.</li> </ul> <p>Said landscape architect and/or HOA shall not be responsible for maintenance or oversight of activities within lands dedicated in fee title to Los Angeles County or any other agency. The HOA shall enforce the CC&amp;Rs at all times through the terms outlined in the recorded CC&amp;Rs.</p>	L.A. County review and approval of HOA CC and R's during plan check	Prior to Construction	One Time Activity	Prior to Recordation of Final Map	Project Applicant	L.A. County DRP - County Biologist	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
<b>Biological Resources</b>								
BI08.	Submit Project Landscape Design Submitted for County Approval. Project landscape design shall be submitted by a qualified botanist to the County Biologist for review and approval. The review shall ensure that no invasive, exotic plant species such as those listed in the CNPS and California Invasive Plant Council 1999 List (CalIPC-1999) and subsequent (draft) list for 2005 are used in any proposed landscaping, and that suitable substitutes are proposed. Only locally indigenous native species shall be used in landscaping along a boundary bordering open space/SEA. Native plants used shall include coastal sage scrub, chaparral, and woodland species that currently occur on the project site.	L.A. County Biologist review and approval of Landscape Plan	During Landscaping Plan Check Phase	One Time Activity	Prior to Issuance of Building Permits	Project Applicant,	L.A. County Planning Dept. - County Biologist	
BI09.	Comply with CCAR Landscape Plan Review. The CC&Rs for the homes shall prohibit planting any invasive exotic species listed by either CNPS or CalIPC. Homeowner landscaping plans shall be submitted to the HOA for review and approval consistent with this requirement as described in the CC&Rs. The review shall ensure that no invasive exotic plant species are planted onsite in order to reduce the chance of inadvertent introductions or escapes of invasive exotic species into native habitats, including bordering open space areas and SEAs. Implementing Mitigation Measure BI07 will also mitigate for this impact	Homeowners shall submit landscaping plans to the HOA for review and approval consistent with the requirements described in the CC & Rs	During Landscaping Plan Check Phase	One Time Activity	Prior to Issuance of a Certificate of Occupancy for each residential unit	Project Applicant, L.A. County Biologist	L.A. County Planning Dept. - County Biologist	
BI010.	Implement BMPs. In order to minimize impacts to aquatic (riparian) habitat and aquatic wildlife due to alteration of the riparian habitat onsite, the construction activities shall be conducted during times of no active channel flows (during the dry season, generally June through October). However, if construction must be conducted while active flows are present within the riparian system, the following measures shall be implemented to minimize impacts.  <ul style="list-style-type: none"> <li>• Equipment contact with the active channel should be avoided, and equipment should enter the active channel only within the permitted and demarcated areas;</li> <li>• Flows should be diverted from the work area prior to initiating work;</li> <li>• Sedimentation barriers should be installed downstream of any work areas within the active channel and should be maintained frequently to ensure they are working properly;</li> <li>• Exposed groundwater should be allowed to settle behind a downstream diversion berm prior to discharge to the primary flow channel;</li> <li>• Turbidity levels should be monitored and minimized to levels consistent with the project's RWQCB General Permit for stormwater discharge requirements (no greater than a 20% increase in turbidity downstream of the work areas); and</li> <li>• All foreign materials and litter should be removed from the channel, including but not limited to trash, concrete, metal, fencing, rebar, Styrofoam, plastic, and any dumped materials.</li> </ul>	Developer shall implement Stormwater BMPs in active channel if construction occurs when active flows are present within the riparian system	During Construction	Periodic as Necessary	Prior to Issuance of Grading Permits	Project Applicant	L.A. County DRP - County Biologist	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
<b>Biological Resources</b>								
BIO11.	Pre-construction Surveys and Reclamation. Prior to grading or site-clearing activities, a qualified biologist acceptable to the DRP shall survey the construction areas of the site to determine if wildlife species are foraging, frequenting, or nesting on or adjacent to the construction areas. If any wildlife species are observed foraging, frequenting, or nesting during construction activities, the wildlife biologist shall allow the wildlife species to escape or shall relocate the wildlife species to a preserved area with similar required habitat. Implementing Mitigation Measure BIO6 will also contribute to mitigate for this impact.	Project Biologist shall survey the construction areas of the site to determine if wildlife species are foraging, frequenting, or nesting on or adjacent to the construction areas	Prior to Construction	One Time Activity	Prior to Issuance of Grading Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BIO12.	Comply with Migratory Bird Treaty Act. To avoid violating the Migratory Bird Treaty Act or Fish and Game Code §3503, a qualified ornithologist shall survey the construction site(s) two weeks prior to initiation of site disturbance to identify any nests of birds that would be directly or indirectly affected by the construction activities. Bird nesting typically occurs from February through August. Some bird species nest outside this period. To protect any active nest sites, the following restrictions on construction are required between February and August (or until nests are no longer active as determined by a qualified biologist). Clearing limits shall be established a minimum of 300 feet in any direction from any occupied nest (or as otherwise deemed appropriate by the monitoring biologist). Access and land surveying shall not be allowed within 100 feet of any occupied nest (or as otherwise deemed appropriate by the monitoring biologist). Onsite nests shall be avoided until vacated. Any encroachment into the 300/100-foot-buffer area around the known nest shall only be allowed if it is determined biologist has determined that floodings have left the nest. Occupied nests adjacent to the construction site(s) may need to be avoided for short durations to ensure nesting success. Any nest permanently vacated for the season need not be protected. Implementing Mitigation Measure BIO11 will also contribute to mitigate for this impact.	A qualified ornithologist shall survey the construction site prior to initiation of site disturbance to identify any nests of birds that would be directly or indirectly affected by the construction areas	Prior to Construction	One Time Activity	Prior to Issuance of Grading Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BIO13.	Preconstruction Surveys and Fencing off Sensitive Areas. Prior to grading or site-clearing activities, a qualified biologist acceptable to DRP shall survey the construction areas of the site to determine if any special-status wildlife species are foraging, frequenting, or nesting on or adjacent to the construction areas. If any special-status wildlife species are observed foraging, frequenting, or nesting during construction activities, the area in which the special-status species was observed should be flagged or fenced off to protect the wildlife species. In addition, the equipment operators shall be informed of the species' presence and provided with pictures in order to help avoid impacts to this species to the maximum extent possible. As part of the environmental training, contractors and heavy equipment operators shall be provided with photographs of expected special-status wildlife species to identify them, and to avoid harming them during construction.	A qualified biologist shall survey the construction areas of the site to determine if wildlife species are foraging, frequenting, or nesting on or adjacent to the construction areas	Prior to Construction	One Time Activity	Prior to Issuance of Grading Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
<b>Biological Resources</b>								
BIO14.	<b>Survey for Nests and Nesting Activity.</b> Thirty (30) days prior to the onset of construction activities, a qualified biologist acceptable to DRP shall survey within the limits of project disturbance for the presence of any active raptor and bird nests. Any nest found during survey efforts shall be mapped on the construction plans and marked on the ground. If no active nests are found, no further mitigation is required. Results of the surveys shall be provided to the CDFG. If nesting activity is present at any raptor nest site, the active site shall be protected, 100 to 300 feet away from construction activities, until nesting activity has ended to ensure compliance with Section 3503.5 of the California Fish and Game Code. Nesting activity for bird species in the region of the project site normally occurs from February through August.	Project Biologist shall survey within the limits of project disturbance for the presence of any active raptor or bird nests	Prior to Construction	One Time Activity	Prior to Issuance of Grading Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BIO15.	<b>Avoid Contact or Harm to Special-status Species.</b> To avoid impacts to all special-status wildlife species observed onsite, equipment operators shall avoid contact with or harm to any special-status species and any of their sources of cover (e.g., nest, midden, burrow). If a special-status wildlife species is encountered during construction activities, it shall be allowed to escape any danger that may result from construction work, and the onsite biological monitor shall be notified in order to implement all measures necessary to protect the sensitive species.	Equipment operators shall avoid contact with or harm to any special-status species and their sources of cover	During construction	Continuous	During Construction	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BIO16.	<b>Replace Required Habitat of Observed Special-status Species.</b> Existing habitat, required by observed or likely special-status wildlife species, shall be replaced, or compensated for, after all development activities have been completed, as presented below in the Mitigation for Impacts to Natural Vegetation, including Sensitive Habitats Section. Compensation for lost habitat onsite shall be accomplished at least in part through improving habitat conditions of preserved onsite habitats, such as through removal of invasive exotic plant species and replacing them with indigenous native species. A residual impact will remain since there will be a reduction of the total area of habitat available onsite. Implementation of Mitigation Measures BIO11 and BIO12 described above should also mitigate project-related impacts to special-status wildlife species.	Project Biologist shall implement habitat mitigation program as required above in Mitigation Measures BIO11 and BIO12	Post Construction	One Time Activity	Prior to Issuance of Certificate Of Occupancy for Last Residential Unit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BIO17.	<b>Conduct Focused Surveys.</b> Prior to grading, focused surveys shall be conducted on the proposed development site for special-status reptile species that have a high potential to occur onsite. The surveys results shall be submitted within 45 days after completion of the last survey to the CDFG and DRP for concurrence. If it is determined that special-status wildlife species are not present on the proposed development site, then no further mitigation is necessary.	Project Biologist shall complete focused surveys for special-status reptile species	Prior to construction	One time activity	Prior to Issuance of Grading Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
<b>Biological Resources</b>								
BIO18.	<b>Implement Relocation Program.</b> If Silvery Legless Lizard, Coastal Western Whiptail, Rosy Boa, San Diego Banded Gecko, San Diego Horned Lizard, and/or Coast Patch-nosed Snake (the six special-status reptile species that are likely to occur onsite) is/are found onsite, then a capture and relocation program shall be implemented. Prior to implementing the program shall be subject to approval of the CDFG and the County Biologist. A relocation program shall be prepared to include a detailed methodology for locating, capturing, and relocating individuals prior to construction. The program shall identify a suitable location for relocation of each species prior to capture. A qualified biologist with the necessary permits (if required by CDFG) shall be required for handling the specific special-status wildlife species. The adopted relocation program shall be implemented.	Project Biologist shall implement Silvery Legless Lizard, Coastal Western Whiptail, Rosy Boa, San Diego Banded Gecko, San Diego Horned Lizard, and/or Coast Patch-nosed Snake relocation plan if species are found onsite	Prior to and During Construction	One Time Activity	Prior to Issuance of Grading Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BIO19.	<b>Control Argentine Ants.</b> The control of Argentine Ant from the project site is necessary to prevent the loss of forage resources for the San Diego Horned Lizard, which cannot survive on consumption of Argentine Ant. The landscaping plan, within 300 feet of any natural areas containing San Diego Horned Lizard, shall be designed to utilize native plant species that do not require supplemental irrigation in an attempt to keep invading Argentine Ant populations as low as possible. In addition, an Argentine Ant control plan shall be developed and implemented in perpetuity by the homeowners association or other responsible party. Implementing Mitigation Measures BIO13, BIO15, and BIO16 will also mitigate for this impact.	L.A. County Biologist to review and approval landscaping plan	During Landscape Plan Check Phase	One Time Activity	Prior to Issuance of Building Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BIO20.	<b>Install Bat Boxes.</b> If the Western Masiff Bat, or other special-status bat species, is found to forage or nest onsite, then bat boxes shall be installed at appropriate locations within preserved land onsite to replace lost nesting habitat. A mitigation plan designed specifically to provide nesting and foraging habitat for special-status bat species shall be prepared and submitted to CDFG and the County Biologist for approval, and after approval, it shall be implemented.	Project Biologist shall install bat boxes within preserved land onsite to replace lost nesting habitats	Prior to and During Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BIO21.	<b>Install Perimeter Fencing.</b> Perimeter fencing at houses onsite adjacent to open space areas shall be designed to prevent dogs from accessing open space areas onsite, and keep wildlife from entering yards and homes as much as feasible. Details of acceptable fencing materials will be included in the project CC&Rs. Implementing Mitigation Measure BIO2 will also mitigate for this impact.	Developer shall install perimeter fencing at houses onsite adjacent to open space areas	During Construction	One Time Activity	Prior to Issuance of C or O for last residential unit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	



Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
<b>Biological Resources</b>								
BIO22.	<p><b>County Review of Project Plans.</b> Prior to issuance of building permits, the County of Los Angeles shall ensure that the following elements are included in all project plans, as appropriate:</p> <ul style="list-style-type: none"> <li>• All exterior lighting shall be designed and located as to avoid intrusive effects on adjacent residential properties and undeveloped areas adjacent to the project site. Motion detectors, low-intensity street lighting, and low-intensity street lighting and low-intensity exterior lighting shall be used throughout the development. Lighting fixtures shall use shielding, if necessary, to prevent spill lighting on adjacent off-site areas;</li> <li>• Design and placement of site lighting shall minimize glare affecting adjacent properties, buildings, and roadways;</li> <li>• Fixtures and standards shall conform to state and local safety and illumination requirements;</li> <li>• All trail and park lighting shall provide optimum public safety, while at the same time reducing nighttime light spillover and glare;</li> <li>• Development projects shall use minimally reflective glass and all other materials used on exterior building and structures shall be selected to minimize reflective glare; and</li> <li>• Automatic timers on lighting shall be designed to maximize personal safety during nighttime use while saving energy.</li> </ul> <p>These measures would partially mitigate for adverse impacts of landscaping nuisance lighting impacting wildlife in adjacent open space areas of the project site.</p>	<p>L.A. County Biologist and DPW shall review and approve Landscape Lighting Plans</p>	<p>During Plan Check of Improvement Plans</p>	<p>One Time Activity</p>	<p>Prior to Recordation of Final Map</p>	<p>Project Applicant, Project Biologist</p>	<p>L.A. County DPW - Building and Safety Division, LA County DRP</p>	
BIO23.	<p><b>Hooded Outdoor Lighting.</b> Require all street and outdoor lighting to be hooded to direct away from, or prevent light from entering, open space areas of the project site. Light intensity should be set as low as possible while meeting the primary objective of the outdoor lighting.</p> <p>Implementing Mitigation Measure BIO2 will also mitigate for this impact.</p>	<p>Same as Above</p>	<p>During Plan Check of Improvement Plans</p>	<p>One Time Activity</p>	<p>Prior to Recordation of Final Map</p>	<p>Project Applicant, Project Biologist</p>	<p>L.A. County DPW - Building and Safety Division, LA County DRP</p>	
BIO24.	<p><b>Protect and Enhance Grassland.</b> The loss of 29.53 acres of Grassland vegetation shall be mitigated by enhancing at an acreage rate of 1.5 acres for each acre lost (1.5:1 replacement ratio), equating 44.29 acres of required mitigation. Prior to implementation of any restoration, a detailed program shall be developed by the project applicant for review and approval by DRP and shall contain the following items:</p> <p><b>Responsibilities and Qualifications Specified.</b> The responsibilities of the landowner, technical specialists, and maintenance personnel shall supervise and implement the restoration plan shall be specified.</p> <p><b>Protect Grassland Preserved Onsite.</b> The project shall preserve 8.43 acres of Grassland onsite in perpetuity by a legal instrument.</p>	<p>L.A. County Biologist shall review and approve Grassland Enhancement Plan</p>	<p>During Plan Check of Improvement Plans</p>	<p>One Time Activity</p>	<p>Prior to issuance of Certificate of Occupancy for 1st Residential Unit</p>	<p>Project Applicant, Project Biologist</p>	<p>L.A. County DRP - County Biologist</p>	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
BI024.	<p>cont.</p> <p><b>Enhance Degraded Grassland Preserved Onsite.</b> Habitat enhancement of the required 44.29 acres of Grassland will include eradicating invasive exotics from the remaining Grassland onsite. The areas of Grassland, from which invasive species will be eradicated, will be planted with supplemental native Grassland grasses and herbs. This will increase native groundlayer cover to match desired cover levels, and increase dominance by native species. Approximately 6.43 acres of Grassland vegetation will be avoided by the proposed project; however, the Grassland onsite is contaminated with invasive exotic plant species in varying amounts. Enhancement of up to 8.43 acres of degraded Grassland habitat onsite will mitigate for 19% of the area needed, based on the 1.5:1 enhancement ratio. An additional 35.86 acres would need to be preserved and enhanced, for a total of 44.29 acres of Grassland enhanced and protected. The lack of reasonable availability (the offsite component) may render this mitigation measure at least partially infeasible.</p> <p><b>Mitigation Site Selection.</b> The site for the mitigation shall be determined in coordination with the project applicant and resource agencies. The site shall be located on the proposed development site in a dedicated open space area or dedicated open space area shall be purchased onsite. Appropriate sites shall have suitable hydrology and soils for the establishment of target native species.</p> <p><b>Site Preparation and Planting Implementation.</b> A seasonal survey shall be conducted in suitable habitat after the flowering season to collect seeds from the native grasses and wildflowers inhabiting Grassland habitats onsite. The survey shall be conducted by a qualified biologist acceptable to DRP and familiar with the flora of the Santa Susana Mountains. Seeds shall be collected when ripe, cleaned, and stored by a qualified nursery or institution with appropriate storage facilities, and transferred to a native plant nursery experienced with propagating native herbaceous grassland species and grown out to 1-gallon container size plantings. The site preparation shall include: protection of existing native species; trash and weed removal; native species salvage and reuse (i.e. dirt); soil treatments (i.e., imprinting, decompacting); temporary irrigation installation; erosion control measures (i.e., rice or willow wattles); seed mix application; and container plantings. The best time to sow seed is in the fall in conjunction with the onset of rain.</p> <p>These native annual and perennial grass and herb plantings shall be planted in suitable preserved habitat onsite. The propagated plants shall be maintained and monitored for a period of five (5) years after initial planting, with annual reports submitted to the County. Mitigation Measure BI01 will aid in planting implementation.</p>	See Above	See Above	See Above	See Above	See Above	See Above	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
BIO24, cont.	<ul style="list-style-type: none"> <li><b>Schedule.</b> A schedule shall be developed which includes planting to occur in late fall and early winter between October 1 and January 30.</li> <li><b>Maintenance Plan/Guidelines.</b> The maintenance plan shall include: weed control; herbicide control; trash removal; irrigation system maintenance; maintenance training; and replacement planting.</li> <li><b>Mitigation and Monitoring Plan.</b> A detailed mitigation plan shall be submitted for approval to the County prior to project implementation. The mitigation plan shall include specifics regarding grassland enhancement, planting details, timing, and monitoring proposed for grassland mitigation. The monitoring plan shall include: qualitative monitoring (i.e. photographs and general observations); quantitative monitoring (e.g. randomly placed transects); performance criteria as approved by the resource agencies; monthly reports for the first year and bimonthly thereafter; and annual reports for five years that shall be submitted to the resource agencies. The site shall be monitored and maintained for five years to ensure successful establishment of Grassland habitat within the restored and created areas.</li> <li><b>Long-term Preservation.</b> Long-term preservation of the site shall also be outlined in the conceptual mitigation plan to ensure the mitigation site is not impacted by future development. An appropriate legal instrument over the area to be preserved shall be recorded prior to implementation of site grading to ensure protection in perpetuity.</li> <li><b>Earth-moving Equipment.</b> Earth-moving equipment shall avoid maneuvering in any area identified as natural open space areas. Prior to grading, the open space limits shall be marked by the construction supervisor and the project biologist. These limits shall be identified on the grading plan.</li> <li>Implementing Mitigation Measure BIO1 and BIO2 will also mitigate for this impact.</li> </ul>	See above	See Above	See Above	See Above	See Above	See Above	
BIO25.	<p><b>Protect and Enhance Coastal Sage Scrub.</b> The loss of 40.39 acres of Coastal Sage Scrub vegetation shall be mitigated by enhancing at an acreage rate of 1.5 acres for each acre lost (1.5:1 replacement ratio), equaling 60.58 acres of required mitigation. Prior to implementation of any restoration, a detailed program prior to issuance of a grading permit shall be developed by the project applicant and shall contain the following items:</p> <ul style="list-style-type: none"> <li><b>Responsibilities and Qualifications Specified.</b> The responsibilities of the landowner, technical specialists, and maintenance personnel that shall supervise and implement the restoration plan shall be specified.</li> <li><b>Protect Coastal Sage Scrub Preserved Onsite.</b> The project shall preserve 17.04 acres of Coastal Sage Scrub onsite in perpetuity by a legal instrument.</li> </ul>	L.A. County Biologist shall review and approve Coastal Sage Scrub Restoration Plan	During Plan Check of Improvement Plans	One Time Activity	Prior to issuance of Certificate of Occupancy for 1st Residential Unit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
BIO25, cont.	<i>Biological Resources</i>							
	<ul style="list-style-type: none"> <li>• <b>Enhance Degraded Coastal Sage Scrub Preserved Onsite.</b> Habitat enhancement of the required 60.58 acres of Coastal Sage Scrub will include eradicating invasive exotics from the remaining Coastal Sage Scrub onsite. The areas of Coastal Sage Scrub, from which invasive species will be eradicated, will be planted with supplemental Coastal Sage Scrub species. This would increase native shrub canopy cover to match desired cover levels, and increase dominance by native species. Approximately 17.04 acres of Coastal Sage Scrub vegetation will be avoided by the proposed project; however, the Coastal Sage Scrub onsite is contaminated with invasive exotic plant species in varying amounts. Specifically, of the 17.04 acres avoided, 7.6 acres of Coastal Sage Scrub vegetation is highly infested with invasive exotic plants (<i>Salvia leucophylla</i>-<i>Brassica</i> Alliance). Enhancement of up to 17.04 acres of degraded Coastal Sage Scrub habitat onsite will mitigate for 28% of the area needed, based on the 1.5:1 enhancement ratio. An additional 43.54 acres would need to be preserved and enhanced, for a total of 60.58 acres of C and protected. The lack of reasonable availability (the offsite component) may render this mitigation measure at least partially infeasible.</li> <li>• <b>Exhibit 5.6-22, Potential Habitat Mitigation Areas,</b> shows the locations of remaining Coastal Sage Scrub patches available for implementing the mitigation measures required for impacts to Coastal Sage Scrub habitat.</li> <li>• <b>Mitigation Site Selection.</b> The site for the mitigation shall be determined in coordination with the project applicant and the lead and resource agencies. The site shall be located on the proposed development site in a dedicated open space area or dedicated open space area shall be purchased offsite. Appropriate sites shall have suitable hydrology and soils for the establishment of target native species.</li> <li>• <b>Site Preparation and Planting Implementation.</b> The site preparation shall include: protection of existing native species; trash and weed removal; native species salvage and reuse (i.e. duff), soil treatments (i.e., inverting, decompacting); temporary irrigation installation; erosion control measures (i.e., rice or willow wattles), seed mix application; and container species. Mitigation Measure BIO1 will aid in planting implementation.</li> <li>• <b>Schedule and Maintenance.</b> A schedule shall be developed which includes planting to occur in late fall and early winter between October 1 and January 30. The maintenance plan shall include: weed control; herbivore control; trash removal; irrigation system maintenance; maintenance training; and replacement planting.</li> </ul>	See Above	See Above	See Above	See Above	See Above		

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
Biological Resources								
BIO25	cont.  • <i>Mitigation and Monitoring Plan.</i> A detailed mitigation plan shall be submitted for approval to the County prior to project implementation. The mitigation plan shall include specifics regarding grassland enhancement, planting details, timing, and monitoring proposed for Coastal Sage Scrub mitigation. The monitoring plan shall include: qualitative monitoring (i.e. photographs and general observations); quantitative monitoring (e.g. randomly placed transects); performance criteria as approved by the resource agencies; monthly reports for the first year and bimonthly thereafter; and annual reports for five years that shall be submitted to the resource agencies. The site shall be monitored and maintained for five years to ensure successful establishment of Coastal Sage Scrub habitat within the restored and created areas.  • <i>Long-term Preservation.</i> Long-term preservation of the site shall also be outlined in the conceptual mitigation plan to ensure the mitigation site is not impacted by future development. An appropriate legal instrument over the area to be preserved shall be recorded prior to implementation of site grading to ensure protection in perpetuity.  • <i>Earth-moving Equipment.</i> Earth-moving equipment shall avoid maneuvering in any area identified as natural open space areas. Prior to grading, the open space limits shall be marked by the construction supervisor and the project biologist. These limits shall be identified on the grading plan. Implementing Mitigation Measure BIO1 and BIO2 will also mitigate for this impact.	See Above	See Above	See Above	See Above	See Above		
BIO26	<b>Preserve and Protect Avoided Onsite Oak Trees.</b> The 1,168 oak trees to be avoided by the proposed project shall be protected onsite in perpetuity by establishing onsite preserves that are permanently protected from future development and managed for conservation purposes. Management of the preserved trees shall be minimal, focused on facilitating the natural growth and condition of the protected trees and associated habitat. Prior to the issuance of a grading permit, the applicant shall have prepared an oak resource management plan to be reviewed and approved by the DRP and County Forester. Only oak trees and oak resource habitat not in private lots will be credited as preserved habitat.	Developer shall preserve 1,168 oak trees in perpetuity. Project Biologist shall prepare Oak Tree Management Plan	Prior to Construction	Per Management Plan	Prior to issuance of grading permit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist, LA County Forester	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
BIO27	<p><b>Plant 15-gallon Young Oaks Onsite.</b> To mitigate for the loss of 162 and the encroachment of 54 mature oak trees by the proposed project, young oak trees of all three species impacted shall be planted at a 2:1 ratio for non-heritage trees impacted, and at a 10:1 ratio for heritage trees impacted, per the County Oak Tree Ordinance replacement criteria. Specifically, to mitigate for impacted non-heritage oak trees, an overall mitigation ratio of two 15-gallon oaks shall be planted for each tree impacted. To mitigate for impacted heritage oak trees, an overall mitigation ratio of ten 15-gallon oaks shall be planted for each tree impacted. Therefore, at a 2:1 ratio, 288 15-gallon young oak individuals (including 282 Q. agrifolia, 4 Q. berberidifolia, and 12 Q. lobata) would be required for mitigation for the impacts to 216 non-heritage oak trees (including 162 non-heritage lost and 54 non-heritage encroached) onsite. In addition, 130 15-gallon young oak individuals (all Q. agrifolia) would be required for mitigation for the impacts to 19 heritage oak trees (including 13 heritage lost and 6 heritage encroached) required to mitigate for impacts to 216 oak trees, including 19 heritage trees. No existing sensitive habitat shall be impacted as a result of any planting activities. The planted trees shall be maintained and monitored for a period of seven (7) years after planting. Success of this mitigation measure will be achieved if 100 percent of the acorns or seedlings survive after 7 years. Implementation of BIO27 should also mitigate for impacts to oak species and woodland onsite.</p> <p><b>Contribute Funds to the Oak Species Forest Fund.</b> If the success criteria for this mitigation measure are not met, the Applicant shall contribute to the Oak Species Forest Fund. The compensation rate shall be set at 50 percent of the assessed economic value of the trees lost, less the estimated economic value of the trees successfully covered under Mitigation Measures BIO26 and BIO27. The economic value of the 164 oak trees to be lost is approximately \$4,211,730. In addition, the economic value of the 54 trees to be encroached is approximately \$2,123,400, totaling \$6,337,130 (including \$4,090,930 for 154 Q. agrifolia lost; \$1,865,700 for 49 Q. agrifolia encroached, \$12,000 for 2 Q. berberidifolia lost, \$90,900 for 6 Q. lobata lost, and \$252,600 for Q. lobata encroached).</p> <p><b>Transplant Selected Mature Oak Trees Onsite.</b> As part of the proposed project, the applicant proposes to transplant several mature and heritage oak trees that will be impacted from the project, to onsite open areas and landscaped areas. Even though transplanting mature oak trees is expensive and may have a low success rate, the Applicant desires to transplant selected mature oak trees to potentially help mitigate the loss of oak habitat. A detailed transplantation plan shall be developed by a qualified arborist and submitted to the County for approval. Maintenance and monitoring of all transplanted oak trees shall be required for a period of ten (10) years after transplantation. No sensitive habitat shall be impacted as a result of any transplanting activities.</p>	<p>Developer shall plant required number of 15-gallon Oak Trees onsite. If success criteria is not met, developer shall contribute funds to the Oak Species Mitigation Fund and transplant selected mature oak trees onsite</p>	<p>During and After Construction</p>	<p>Annually</p>	<p>Prior to Issuance of Issuance of Certificate of Occupancy for last residential unit</p>	<p>Project Applicant, Project Biologist</p>	<p>L.A. County DRP - County Biologist</p>	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
<b>Biological Resources</b>								
BIO28.	Plant Acorns or Oak Seedlings Onsite. To mitigate for the loss of 162, and the encroachment of 54, mature oak trees by the proposed project, sprouted oak acorns seedlings of the species impacted shall be planted in appropriate ratios. To mitigate for impacted oak trees, an overall mitigation ratio of 5 seedlings planted for each tree impacted (a 5:1 replacement ratio) shall be implemented. Therefore, 1,080 container seedlings would be required for mitigation for the impacts to 216 oak trees onsite. The planted seedlings shall be maintained and monitored for a period of seven (7) years after planting. Success of this mitigation measure will be achieved if 75 percent of the acorns or seedlings survive after 7 years. Implementation of BIO1 should also mitigate for impacts to oak species and woodland onsite.	Developer shall plant acorns or oak seedlings onsite	During Construction	Annually	Prior to issuance of Certificate of Occupancy for last residential unit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BIO29.	Replace Oak Woodland Habitat Onsite. Oak woodland impacts are estimated at 8.82 (including 7.87 acres of upland Coast Live Oak Woodland impacted, 0.92 acres of Coast Live Oak Riparian Woodland impacted, and 0.03 acre of Valley Oak Woodland impacted). Oak woodland habitat will be replaced onsite at a 2:1 ratio within preserved portions of the project site, or at an offsite location. The oak woodland habitat will partially be replaced with the implementation of Mitigation Measures BIO28 through BIO29. Based on the 2:1 ratio, a total of 16.4 acres of oak woodland shall be created onsite, offsite, or a combination of onsite and offsite locations. The oak woodland habitat shall be monitored and maintained for a period of seven (7) years.	Developer shall replace Oak Woodland habitat onsite	During Construction	Annually	Prior to issuance of Certificate of Occupancy for last residential unit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BIO30.	Landscape Irrigation Out of Oak Driplines. Landscaping requiring irrigation shall not be planted within the dripline of oaks due to the susceptibility of native oaks to root rot caused by excessive unseasonable irrigation. The design and installation of landscape irrigation systems outside the dripline of the oaks shall be such that the area within the dripline is not wetted during operation of the system. In addition, surface runoff from impermeable surfaces shall be directed away from oaks; where natural topography has been altered, provisions shall be made for drainage away from trunks of oaks so that water shall not pond or collect within the dripline of any oak. If any existing oak tree are damaged or impacted by the effects of irrigation of mitigation plantings, additional plantings shall be implemented as replacement. Implementing Mitigation Measure BIO1 and BIO2 will also mitigate for this impact.	Developer shall keep landscape irrigation out of Oak driplines	During Construction	One Time Activity	Prior to issuance of Certificate of Occupancy for last residential unit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BIO31.	Implement Best Management Practices (BMPs) During Construction In/Near Wetlands to Minimize Impacts. Impacts to riparian habitat shall be minimized to the maximum extent possible by implementing the following BMPs: <ul style="list-style-type: none"> <li>Construction equipment shall only cut back or cut down riparian habitat that is absolutely necessary for construction equipment access.</li> <li>All construction activities, within the banks of Lyon Creek and tributaries, should be conducted during seasons of no, or minimal, channel flows (summer/early fall);</li> <li>A path through the creek channel shall be selected that minimizes impacts to the existing riparian vegetation;</li> </ul>	Developer to implement wetland related Best Management Practices (BMPs) during construction	During Construction	Continuous	Prior to issuance of Building Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist, Regional Water Quality Control Board, Army Corps of Engineers, and Fish and Game	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
BIO31.	cont.	Biological Resources						
	<ul style="list-style-type: none"> <li>A fence shall be placed around any (mature) trees, which are less efficiently replaced by mitigation/restoration efforts.</li> <li>All active wildlife nests existing within the project site riparian vegetation shall be protected and avoided by construction equipment; and</li> <li>A biological monitor shall be present during all construction activities within or adjacent to the drainages of Lyon Canyon that are not to be impacted.</li> </ul>	See Above	See Above	See Above	See Above	See Above	See Above	
BIO32.	Protect Existing Wetlands Onsite. 6.85 acres of existing wetlands, not to be impacted by the proposed project, shall be protected in perpetuity through a prohibition from any development. The wetland preserve area(s) shall be clearly marked with signs, and a public education program shall be developed for future residences of the project site and visitors.	Developer shall protect remaining onsite wetlands in perpetuity	During Construction	Continuous	Prior to Issuance of Building Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist, Regional Water Quality Control Board, Army Corps of Engineers, and Fish and Game	
BIO33.	Enhance Existing Disturbed Wetlands Onsite. Existing wetlands not impacted by the proposed project currently are degraded by past activities on the project site (e.g., road crossings, fill, culverts, berms, dumping, invasion by exotic plants). A 1/3 credit shall be allowed for every acre of existing protected wetland habitat that is enhanced onsite and shall be credited towards the 10.20 acres required for mitigation. Therefore, 1/3 of the protected 10.20 acres equals 3.37 acres to be enhanced. Enhancement activities shall include: removing all foreign materials from wetland areas; eradicating and controlling invasive exotic plant species; and planting native riparian plant species in disturbed areas. Nearly all the wetland areas onsite are currently in a degraded condition, to varying degrees, and are available for habitat enhancement. Approximately 10.20 acres is required for mitigation based on the 2:1 ratio. The 10.20 acres of required mitigation area minus the 3.37 acres of enhanced wetlands habitat equals 6.83 acres of mitigation that is still required to be created. Since the County will create detention basins onsite, the applicant shall be required to implement one of the following measures: (1) make a payment to an in-lieu fee mitigation program; (2) contribute to a mitigation bank; or (3) create offsite mitigation for 6.83 acres of remaining required mitigation after enhancement of 3.37 acres onsite (totaling the required 10.20 acres based on the 2:1 mitigation ratio).	Project Biologist shall restore existing disturbed wetlands onsite and/or off-site	Prior to and During construction	Periodic as Necessary	Prior to Issuance of a Certificate of Occupancy or Last Residential Unit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist, Regional Water Quality Control Board, Army Corps of Engineers, and Fish and Game	
BIO34.	Prepare Disturbed Wetland Areas for Replanting. After efforts to minimize the impacts to the riparian vegetation are implemented, appropriate areas of the project site shall be restored, and lost habitat mitigated. This shall be accomplished by implementing the following mitigation measures: <ul style="list-style-type: none"> <li>Re-grading portions of the drainages to accommodate onsite revegetation and to accomplish natural sinuosity of the creek channel;</li> <li>Replacing and planting selected portions of the site with indigenous riparian plant species;</li> <li>Maintaining and irrigating the restored area;</li> </ul>	Developer shall prepare disturbed wetland areas for replanting	Prior to grading and During Construction	Periodic as Necessary	Prior to Issuance of Building Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist, Regional Water Quality Control Board, Army Corps of Engineers, and Fish and Game	



Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
BIO34, cont.	<ul style="list-style-type: none"> <li>Removing invasive exotic plants, such as <i>Centaurea melitensis</i> (Tocote), and replacing them with native species to increase species diversity and habitat function; and</li> <li>Monitoring the site for at least five (5) years after restoration plantings have been completed.</li> </ul>	See Above	See Above	See Above	See Above	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BIO35.	<p><b>Design and Implement a Wetlands Restoration Plan.</b> Prior to implementation of any restoration, a detailed program shall be developed by the project applicant and shall be approved by the Corps and CDFG as part of the 404 and 1600 et seq. permitting process. The program shall contain the following items:</p> <ul style="list-style-type: none"> <li><i>Responsibilities and qualifications of the personnel to implement and supervise the plan.</i> The responsibilities of the landowner, technical specialists, and maintenance personnel that shall supervise and implement the restoration plan shall be specified.</li> <li><i>Site selection.</i> The site for the mitigation shall be determined in coordination with the project applicant and resource agencies. The site shall either be located on the proposed development site in a dedicated open space area or have suitable hydrology and soils for establishment of riparian species.</li> <li><i>Site preparation and planting implementation.</i> The site preparation shall include: protection of existing native species; trash and weed removal; native species salvage and reuse (i.e., duff); soil treatments (i.e., imprinting, decompacting); temporary irrigation installation; erosion control measures (i.e., rice or willow wattles); seed mix application; container plantings.</li> <li><i>Schedule.</i> A schedule shall be developed which includes planting to occur in late fall and early winter between October and January.</li> <li><i>Maintenance plan/guidelines.</i> The maintenance plan shall include: weed control; herbivore control; trash removal; irrigation system maintenance; maintenance training; and replacement planting.</li> <li><i>Monitoring plan.</i> The monitoring plan shall include 1) qualitative monitoring (i.e. photographs and general observations), 2) quantitative monitoring (i.e. randomly placed transects), 3) performance criteria as approved by the resource agencies, 4) monthly reports for the first year and bimonthly thereafter, and 5) annual reports for five years that shall be submitted to the resource agencies on an annual basis. The site shall be monitored and maintained for five years to ensure successful establishment of riparian habitat within the restored and created areas; however, if there is successful coverage prior to five years, the project applicant may request to be released from the monitoring requirements from USACE and CDFG.</li> <li><i>Long-term preservation.</i> Long-term preservation of the site through an appropriate recordable legal instrument shall also be outlined in the conceptual mitigation plan to ensure the mitigation site is not impacted by future development.</li> </ul>	Project Biologist shall design and implement Wetland Restoration Plan	Prior to and During Construction	Periodic As Necessary	Prior to Issuance of a Certificate of Occupancy for the Last Residential Unit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist, Regional Water Quality Control Board, Army Corps of Engineers, and Fish and Game	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
BIO35, cont.	<p>• <b>Earth-moving equipment.</b> Earth-moving equipment shall avoid maneuvering in areas outside the identified limits of grading in order to avoid disturbing open space areas that will remain undeveloped. Prior to grading, the open space limits shall be marked by the construction supervisor and the project biologist. These limits shall be identified on the grading plan. No earth-moving equipment shall be allowed within the open space area.</p> <p>• If work must be conducted when surface water flows are present, specific actions should be taken to avoid increasing water turbidity downstream. Surface water flows should be diverted around all construction activities, and no equipment should be allowed to actively work in flowing water without sedimentation and turbidity control measures in place. In order to minimize impacts to aquatic habitat and aquatic wildlife due to alteration of the Riverine habitat onsite, construction shall be conducted during times of no active channel flows. However, if construction must be conducted while active flows are present within the Riverine system, these measures should be implemented to minimize impacts:</p> <ul style="list-style-type: none"> <li>o Equipment contact with the active channel should be minimized to a maximum extent;</li> <li>o Flows should be diverted from the work area, and sedimentation barriers should be installed and maintained;</li> <li>o Arising groundwater should be allowed to settle behind a downstream diversion berm prior to discharge to the primary flow channel;</li> <li>o Turbidity levels should be monitored and minimized (kept below a 20 percent increase over background turbidity);</li> <li>o Employ BMPs for avoiding fuel leaks in or near active flows; and</li> <li>o All foreign materials and litter should be removed from the channel.</li> </ul>	See Above	See Above	See Above	See Above	See Above	L.A. County DRP - County Biologist, Regional Water Quality Control Board, Army Corps of Engineers, and Fish and Game	
BIO36	<p><b>Open Area Protection and Management Plan.</b> In addition to Biological Life History mitigation measures presented above, an open area protection and management plan, for all preserve areas designated onsite, shall be prepared to ensure the implementation by HOA of the mitigation and to aid in the protection of the remaining preserved open areas after the development onsite.</p>	Developer/Project Biologist shall prepare and implement an Open Space Protection and Management Plan	Post Construction	Continuous	Prior to Issuance of Certificate of Occupancy for last residential unit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
<i>Cultural Resources</i>								
CR1.	A pre-grade meeting shall be conducted in which the project archaeologist shall explain the procedures necessary to protect and safely remove potentially significant cultural materials.	Developer shall hire native American archaeologist for construction monitoring	During Site Grading	Periodic as Necessary	Prior to Issuance of Grading Permits	Project Applicant, and Project Archaeologist	L.A. County DRP - Land Development	
CR2.	A cultural resource monitoring program shall be instituted during the initial vegetation clearance and soil disturbance for the project. The purpose of this monitoring program is to determine if any significant deposits not identified during the Phase I cultural resources survey exist within the project boundary. The monitoring shall be limited to the initial vegetation clearance and soil disturbance phases of the construction grading. If cultural deposits are found and meet the significance criteria defined in Public Resources Code Section 21083.2(g), limited data recovery shall be conducted consistent with present financial and research limitations established in CEQA Guidelines. Native Americans shall be actively involved in the monitoring and any subsequent phases of the project mitigation program. Native American participation shall include monitoring of archaeological investigations, construction monitoring, and data analysis. The County shall retain control over the selection and participation of Native Americans in any program required for the project.	Developer shall hire native American archaeologist for construction monitoring	Prior to Site Grading	Periodic as Necessary	Prior to Issuance of Grading Permits	Project Applicant, and Project Archaeologist	L.A. County DRP - Land Development	
CR3.	If human remains are discovered during grading activities, the Los Angeles County Coroner's Office shall be notified immediately, per state law, and all activities in the immediate area shall cease, until appropriate and lawful measures have been implemented. If the Coroner determines that the remains are Native American, the NABC shall also be contacted. The NABC shall designate a Most Likely Descendant (MLD) who will make recommendations concerning the disposition of the remains in consultation with the property owner and project archaeologist.	If any human remains are discovered, developer shall cease construction as directed by archaeological monitor	During Site Grading	Periodic as Necessary	Prior to Continuation of Grading	Project Applicant, and Project Archaeologist	L.A. County DRP - Land Development	
CR4.	A pre-grade meeting shall be conducted in which the project paleontologist shall explain the procedures necessary to protect and safely remove potentially significant fossil materials for study and curation at the NHMLAC.	Developer shall hire qualified paleontologist to conduct pre-construction meeting	During Site Grading	Periodic as Necessary	Prior to Issuance of Grading Permits	Project Applicant, and Project Paleontologist	L.A. County DRP - Land Development	
CR5.	Monitoring of grading activities shall be conducted by a qualified paleontologist, or monitor(s) supervised by a qualified paleontologist, and shall include periodic screening of sediment samples to identify potential macro and microfossil materials. Sediment samples may be removed in bulk and screened in a designated area onsite to minimize interference with grading operations. The monitoring program shall be directed by a qualified paleontologist and shall consist of the recovery, preparation (to a point of identification), and cataloging of fossil materials.	Developer shall hire qualified paleontologist to conduct on-site monitoring of graded areas	During Site Grading	Periodic as Necessary	Prior to Issuance of Building Permits	Project Applicant, and Project Paleontologist	L.A. County DRP - Land Development	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
<b>Cultural Resources</b>								
CR6.	Fossil beds impacted by the proposed project should be excavated by a qualified paleontologist to gather and record which species of vertebrate and macroinvertebrate fauna existed onsite during the Pliocene. The fossil record should be preserved in an appropriate museum, such as the Natural History Museum of Los Angeles County, and the results published for the benefit of the scientific community and general public.	Developer shall hire qualified paleontologist to properly excavate any fossils found on-site	During Site Grading	Periodic as Necessary	Prior to Issuance of Building permits	Project Applicant, and Project Paleontologist	L.A. County DRP - Land Development	
<b>Aesthetic and Visual Resources</b>								
AES 1.	Construction equipment staging areas shall be located a minimum of 500 feet from existing residential uses and appropriate screening (i.e., temporary fencing with opaque material), shall be used to buffer views of construction equipment and material, when feasible. Staging location shall be indicated on project Final Development Plans and Grading Plans.	L.A. County shall review and approve of Construction Staging Plans during plan check	Prior to Construction	One Time Activity	Prior to Issuance of Grading permits	Project Applicant	L.A. County DRP - Land Development	
AES 2.	All construction-related lighting shall be located and aimed away from adjacent residential areas and consist of the minimal wattage necessary to provide safety at the construction site. A construction safety lighting plan shall be submitted to the County of Los Angeles for review concurrent with Grading Permit applications for the subdivision of the lots.	L.A. County shall review and approve Lighting Plans during plan check	Prior to Construction	One Time Activity	Prior to Issuance of Grading Permits	Project Applicant	L.A. County DRP - Land Development	
AES 3.	The project biologist shall review the construction staging and construction safety lighting plans and determine the most appropriate location for the staging of construction equipment and construction lighting so that impacts to wildlife are minimized. The project biologist shall provide written certification of his/her approval of these plans to the County of Los Angeles Biologist prior to issuance of a grading permit.	Project Biologist shall review and approve Lighting Plans during plan check	Prior to Construction	One Time Activity	Prior to Issuance of Grading Permits	Project Applicant, Project Biologist	L.A. County DRP - Land Development	
AES4.	The project applicant/developer/builder shall prepare and implement a Landscape Plan that provides planting and maintenance guidance for common landscaped areas, slopes, and undeveloped building pads. The project applicant/developer/builder shall be responsible for the Plan's implementation until such time as a homeowners' association is prepared to take over landscape maintenance responsibilities. The Landscape Plan shall be subject to the review and approval by the Los Angeles County Departments of Public Works and Regional Planning, prior to issuance of the grading permit. To ensure its implementation, the Landscape Plan shall be incorporated into the project's Conditions, Covenants, and Restrictions (CC&Rs) to be recorded prior to final map recordation.	L.A. County shall review and approve Landscape Plans during plan check	Prior to Construction	One Time Activity	Prior to Issuance of Grading Permits	Project Applicant	L.A. County DRP - Land Development	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
AES5.	<p>Prior to issuance of building permits, the following elements are included in all project plans, as appropriate:</p> <ul style="list-style-type: none"> <li>• All exterior lighting shall be designed and located as to avoid intrusive effects on adjacent residential properties and undeveloped areas adjacent to the project site. Low-intensity street lighting and low-intensity exterior lighting shall be used throughout the development, as permitted by the Los Angeles County Public Works Department. Lighting fixtures shall use shielding, if necessary to prevent spill lighting on adjacent off-site uses;</li> <li>• Design and placement of site lighting shall minimize glare affecting adjacent properties, buildings, and roadways;</li> <li>• Fixtures and standards shall conform to state and local safety and illumination requirements;</li> <li>• All trail and park lighting shall provide optimum public safety, while at the same time reducing nighttime light spillover and glare;</li> <li>• Development projects shall use minimally reflective glass and all other materials used on exterior building and structures shall be selected with attention to minimizing reflective glare; and</li> <li>• Automatic timers on all lighting fixtures within any on-site recreational structures shall be included in the building design to maximize personal safety during nighttime use while saving energy and reducing light pollution. The timers shall be set so that structure lighting within common areas is turned off at 10:00 PM.</li> </ul>	<p>L.A. County shall review and approve Landscape plan that includes lighting plan designed to reduce light pollution</p>	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DRP - Land Development	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
<i>Traffic and Circulation</i>								
T1.	<p>The improvements summarized below shall be implemented to address project site-specific traffic impacts at the following locations:</p> <p><b>Roadway Improvements:</b>  The Old Road shall be improved to include four travel lanes and a center turn-lane/median along the project frontage. Appropriate roadway transitions south of the project site shall also be constructed by the developer pursuant to the Los Angeles County Department of Public Works roadway design standards.</p> <p><b>Intersection Improvements:</b>  <b>The Old Road &amp; 'A' Street:</b>  The developer shall improve the above referenced intersection to include the following lane specifications:  Northbound: 1 Left-turn Lane, 2 Through Lanes  Southbound: 1 Through Lane, 1 Shared Through/Right-turn Lane  Eastbound: 1 Left-turn Lane, 1 Right-turn Lane  Project Share - 100%</p> <b>The Old Road &amp; 'E' Street</b> The developer shall improve the above referenced intersection to include the following lane specifications: Northbound: 2 Through Lanes (left-turns prohibited) Southbound: 1 Through Lane, 1 Shared Through/Right-turn Lane Eastbound: 1 Right-turn Lane (left-turns prohibited) Project Share - 100%	<p>Developer shall construct all traffic improvements to the satisfaction of L.A. County DPW and if necessary, City of Santa Clarita</p>	During Construction	One Time Activity	Prior to issuance of Certificate of Occupancy for last residential unit	Project Applicant	L.A. County DPW - Traffic and Lighting Division	
T2.	<p>The improvements summarized below shall be implemented to address off-site traffic impacts. Please note that these mitigation measures are required to address cumulative traffic impacts. Thus, the project developer shall be responsible for providing its 'fair-share' contribution prior to recordation of the final map. This contribution will go towards implementation of the following roadway improvements:</p> <p><b>Freeway On/Off Ramp Intersections</b>  <b>I-5 SB Ramps/Mariposa &amp; Pico Cyn Rd:</b> Add 3rd Eastbound Through Lane (striping) Project Share - 4.0%  <b>I-5 NB Ramps and Lyons Ave:</b> Add 2nd Eastbound Left-turn lane (striping) Project Share - 100%  <b>I-5 SB Ramps &amp; Calgrove Blvd:</b> Add 2nd Eastbound Through Lane, and Add 2nd Westbound Through Lane (striping). Install Traffic Signal Project Share - 20.3%  <b>The Old Road &amp; Pico Cyn Rd:</b> Convert Eastbound Right-turn Lane to 3rd Eastbound Through Lane (striping) Project Share - 3.3%  <b>Chiquella Lane and The Old Road:</b> Add Southbound Right-turn Lane (striping) Install Traffic Signal Project Share - 48.3%</p>	<p>Developer shall contribute pro-rata share of funds for improvements</p>	Prior to Construction	One Time Activity	Prior to Recordation of Final Map	Project Applicant	L.A. County DPW - Traffic and Lighting Division	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
<b>Water and Wastewater</b>								
WW1.	The Los Angeles County Sanitation Districts and/or the City of Santa Clarita Public Works Department shall review and approve both the points of connection and quantification of the available capacity in the affected portions of the sewer system serving any project proposed within the SCVSD service area boundary.	LA County DPW and City of Santa Clarita shall review and approve final sewer improvement plans	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, Department of Health Services	
<b>Schools/Education</b>								
SE1.	Project participation in a mitigation agreement with the Newhall District fully mitigates project specific impacts on this district. This agreement would provide full funding of the costs to construct new facilities necessary to house the additional students generated by the project.	Developer shall pay required school mitigation fees to Newhall School District	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	Newhall School District, LA County DRP - Land Development	
SE2.	Project participation in the fair share mitigation agreement with the Hart District fully mitigates project specific impacts on this district. This agreement would provide full funding of the costs to construct new facilities necessary to house the additional students generated by the project.	Developer shall pay required school mitigation fees to Hart School District	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	Hart School District, LA County DRP - Land Development	
<b>Fire Services</b>								
FS1.	All proposed development on the site must comply with applicable state and County code and ordinance requirements for fire protection.	Fire Department shall review and approve all building plans consistent with County Code/Building Code fire protection requirements	During and After Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County Fire Department - Fire Prevention Division	
FS2.	Prior to the issuance of a certificate of occupancy, the project applicant shall dedicate to the Los Angeles County Fire Department, a 1.28 acre fire station site at the northeast corner of the proposed project. The fire station site must be constructed and dedicated to the Los Angeles County Fire Department in accordance with the provisions of the AGREEMENT BETWEEN THE CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY AND WESTERN PACIFIC HOUSING - LYONS CANYON PARTNERS, LLC. Please refer to Appendix P of the Draft EIR for the full text of this agreement	Developer shall dedicate land for fire station site	During Construction	One Time Activity	Prior to Issuance of a C or O for the 50th residential unit	Project Applicant	L.A. County Fire Department - Fire Prevention Division	
FS3.	The project shall prepare a Fuel Modification Plan (which includes a landscape plan and irrigation plan) as required for projects located within a Very High Fire Hazard Severity Zone. The Fuel Modification Plan shall be submitted and approved by the County Fire Department prior to issuance of grading permit. The Fuel Modification Plan shall depict a fuel modification zone in conformance with the Fuel Modification Ordinance in effect at the time of subdivision. The fuel modification plan shall not conflict with the revegetation plan as directed in Section 5.8, Biological Resources	Fire Department shall review and approve all fuel modification plans consistent with County Fire Code protection requirements	During Construction	One Time Activity	Prior to Issuance of Grading Permits	Project Applicant	L.A. County Fire Department - Fire Prevention Division	
FS4.	Brush clearance shall be conducted prior to initiation of construction activities in accordance with Los Angeles County Fire Department requirements.	Developer to implement fuel modification in conformance with approved Fuel Modification Plan	During Construction	Periodic as necessary	Prior to Issuance of Building Permits	Project Applicant	L.A. County Fire Department - Fire Prevention Division	
FS5.	Adequate access to all buildings on the project site shall be provided for emergency vehicles during the building construction process.	Developer to provide adequate construction access	During Construction	Periodic as necessary	Prior to Issuance of Building Permits	Project Applicant	L.A. County Fire Department - Fire Prevention Division	
FS6.	Adequate water availability shall be provided to service construction activities.	L.A. County Fire Dept. to confirm adequate design of fire flows during plan check	Prior to Construction	One Time Activity	Prior to Recordation of Final Map	Project Applicant	L.A. County Fire Department - Fire Prevention Division	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
<b>Fire Services</b>								
FS7.	The project shall comply with the Los Angeles County Fire Department Development standards with respect to access roadways, building orientation, brush clearance and fire flows.	L.A. County Fire Dept. to confirm compliance with all Fire Codes during plan check	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County Fire Department - Fire Prevention Division	
<b>Sheriff Services</b>								
SS1.	During construction, private security patrols shall be utilized to protect the project site	Developer shall hire private security to monitor equipment and site during construction	During Construction	Continuous	Prior to Issuance of Grading Permits	Project Applicant	L.A. County Sheriff Department	
SS2.	As final building plans are submitted to the County for approval in the future, Sheriff's Department design requirements which reduce demands for service and ensure adequate public safety (such as those pertaining to site access, site security lighting), shall be incorporated into building designs.	Developer shall submit final improvement plans to L.A. County Sheriff Dept. for review and approval	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County Sheriff Department	
SS3.	Project design shall landscape the project site with low-growing groundcover and shade trees, rather than a predominance of shrubs which could conceal potential criminal activity around buildings and parking areas.	Landscape plan shall incorporate "defensible space" concepts to reduce potential criminal activity within project	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County Sheriff Department	
SS4.	Project design shall provide lighting, to the satisfaction of the Sheriff's Department, around and throughout the development to enhance crime prevention and enforcement efforts	Lighting plan to be reviewed and approved by Sheriff Dept.	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County Sheriff Department	
SS5.	Project design shall provide clearly visible (during the day and night) address signs and/or building numbers for easy identification during emergencies.	Address signs shall be reviewed and approved by L.A. County DPW	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division	
SS6.	Project design shall provide visibility of doors and windows from the street and between buildings.	Plan Check review and approval of building design to ensure visibility of doors and windows from the street	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division	
<b>Solid Waste</b>								
SW1.	The project applicant/individual project applications shall adhere to all source reduction programs for the disposal of construction materials and solid waste, as required by the County of Los Angeles. Prior to issuance of building permits, a source reduction program shall be prepared and submitted to the Director of Public Works for each future structure constructed on the subject properties to achieve a minimum 50 percent reduction in waste disposal rates, including green waste.	Developer shall develop source reduction program pursuant to L.A. County requirements	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, L.A. County Sanitation District	
SW2.	Project will provide recycling/separation areas in close proximity to dumpsters for non-recyclables, elevators, loading docks, and primary internal and external access points.	Developer shall develop source reduction program pursuant to L.A. County requirements	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, L.A. County Sanitation District	
SW3.	The location of recycling/separation areas shall not be in conflict with any applicable federal, state or local laws relating to fire, building, access, transportation, circulation, or safety.	Developer shall develop source reduction program pursuant to L.A. County requirements	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, L.A. County Sanitation District	



Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
		<b>Solid Waste</b>						
SW4.	The location of recycling/separation areas shall be convenient for those persons who deposit, collect, and load the recyclable materials.	L.A. County shall review and approve improvement plans which include efficient placement of recycling/separation areas	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, L.A. County Sanitation District	
SW5.	Recycling containers/bins shall be located so that they do not block access to each other	L.A. County shall review and approve project improvement plans that include efficient placement of recycling/separation areas	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, L.A. County Sanitation District	
SW6.	Yard waste shall be reduced through the use of drought-tolerant and native vegetation in common area landscaping whenever possible.	L.A. County shall review and approve landscaping plan which includes common area landscaping with low maintenance and drought tolerant species	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, L.A. County Sanitation District	
SW7.	Kitchen, garage or garden design shall accommodate trash and recyclable components to assist in the County's recycling efforts.	L.A. County shall review and approve final project building plans which include efficient placement of recycling/separation areas	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, L.A. County Sanitation District	
SW8.	Property buyers shall receive educational material on the City's waste management efforts.	Developer shall distribute the County's waste management information to each homeowner	Post Construction	One Time Activity	Prior to Issuance of a C of O for Each Unit	Project Applicant	L.A. County DPW - Building and Safety Division, L.A. County Sanitation District	
SW8.	The applicant shall comply with all applicable state and Los Angeles County regulations and procedures for the use, collection and disposal of solid and hazardous wastes.	Developer provide solid waste disposal areas as required by L.A. County Public Works	During Construction	Continuous	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, L.A. County Sanitation District	
		<b>Library Services</b>						
LIB1.	The project applicant shall pay the standard Los Angeles County Library mitigation fee of \$665 per dwelling unit, or other amount determined to be appropriate by the County of Los Angeles Public Library.	Developer shall pay standard L.A. County Library mitigation fee	Prior to Construction	One Time Activity	Prior to Recordation of Final Map	Project Applicant	L.A. County DRP	
		<b>Parks and Recreation</b>						
PR1.	The project shall comply with the County Ordinance and/or Quimby Act by paying the in-lieu fees totaling \$364,831 to the County of Los Angeles.	Developer shall pay required L.A. County Quimby fees	Prior to Construction	One Time Activity	Prior to Recordation of Final Map	Project Applicant	L.A. County Dept. of Parks and Rec.	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
SW4	The location of recycling/separation areas shall be convenient for those persons who deposit, collect, and load the recyclable materials	L.A. County shall review and approve improvement plans which include efficient placement of recycling/separation areas	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, L.A. County Sanitation District	
SW5	Recycling containers/bins shall be located so that they do not block access to each other	L.A. County shall review and approve improvement plans that include efficient placement of recycling/separation areas	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, L.A. County Sanitation District	
SW6	Yard waste shall be reduced through the use of drought-tolerant and native vegetation in common area landscaping wherever possible	L.A. County shall review and approve landscaping plan which includes common area maintenance and drought tolerant species	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, L.A. County Sanitation District	
SW7	Kitchen, garage or garden design shall accommodate trash and recyclable components to assist in the County's recycling efforts	L.A. County shall review and approve improvement plans which include efficient recycling/separation areas	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, L.A. County Sanitation District	
SW8	Property buyers shall receive educational material on the City's waste management efforts.	Developer shall distribute the County's waste management information to each homeowner	Post Construction	One Time Activity	Prior to Issuance of a C of O for Each Unit	Project Applicant	L.A. County DPW - Building and Safety Division, L.A. County Sanitation District	
SW9	The applicant shall comply with all applicable state and Los Angeles County regulations and procedures for the use, collection and disposal of solid and hazardous wastes.	Developer provides solid waste disposal areas as required by L.A. County Public Works	During Construction	Continuous	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, L.A. County Sanitation District	
LIB1	The project applicant shall pay the standard Los Angeles County Library mitigation fee of \$695 per dwelling unit, or other amount determined to be appropriate by the County of Los Angeles Public Library.	Developer shall pay standard L.A. County Library mitigation fee	Prior to Construction	One Time Activity	Prior to Reconciliation of Final Map	Project Applicant	L.A. County DPW - Building and Safety Division, L.A. County Sanitation District	
PR1	The project shall comply with the County Ordinance and/or Dumbly Act by paying the in-lieu fees totaling \$38,351 to the County of Los Angeles.	Developer shall pay required L.A. County Dumbly fees	Prior to Construction	One Time Activity	Prior to Reconciliation of Final Map	Project Applicant	L.A. County Dept. of Parks and Rec.	
Global Climate Change								
GHG.1	Construction Equipment Emissions: Limit unnecessary idling of construction equipment. A reduction in equipment idling would reduce fuel consumption and, therefore, GHG emissions.	Construction equipment idling shall be limited.	During Construction	Continuous	Prior to Issuance of Grading or Building Permit	Project Applicant	L.A. County DPW - Building and Safety Division	
	Control Measures: Prior to issuance of any grading or building permit, the project plans and specifications shall include a statement that construction equipment shall be shut down when not in use and shall not idle for more than 10 minutes. The statement in the plans and specifications shall be reviewed and approved by the Planning Department.	Construction equipment idling shall be limited.	During Construction	Continuous	Prior to Issuance of Grading or Building Permit	Project Applicant	L.A. County DPW - Building and Safety Division	
	Truck Idling: Reduce construction truck idling to a minimum. A reduction in truck idling would reduce fuel consumption and, therefore, GHG emissions.	Construction equipment idling shall be limited.	During Construction	Continuous	Prior to Issuance of Grading or Building Permit	Project Applicant	L.A. County DPW - Building and Safety Division	
	Control Measures: Prior to issuance of any grading or building permit, the project plans and specifications shall include a statement that idling of trucks on and off site shall be limited to periods when absolutely necessary for grading or construction activities. The statement in the plans and specifications shall be reviewed and approved by the Planning Department.	Construction equipment idling shall be limited.	During Construction	Continuous	Prior to Issuance of Grading or Building Permit	Project Applicant	L.A. County DPW - Building and Safety Division	
	Control Measures: Prior to issuance of any grading or building permit, the project plans and specifications shall include a statement that on-road construction trucks and other vehicles greater than 10,000 pounds shall be shut off when not in use and shall not idle for more than 3 minutes. The statement in the plans and specifications shall be reviewed and approved by the Planning Department.	Construction equipment idling shall be limited.	During Construction	Continuous	Prior to Issuance of Grading or Building Permit	Project Applicant	L.A. County DPW - Building and Safety Division	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Date Completed
GHG 1 (Cont.)	<b>Electrical Construction Equipment:</b> Measure the use of electricity from the power grid by replacing diesel- or gasoline-powered equipment. This would reduce GHG emissions because electricity can be produced more efficiently at centralized power plants.	In the event feasible, all diesel- or gasoline-powered equipment shall be replaced with electric equipment. The statement in the plans and specifications shall be reviewed and approved by the Planning Department.	During Construction	Continuous	Prior to Issuance of Grading or Building Permit	Project Applicant	L.A. County DPW - Building and Safety Division	
	<b>Control Measure:</b> Prior to issuance of any grading or building permit, the project plans shall be reviewed to ensure that the proposed project includes all diesel- and gasoline-powered construction equipment shall be replaced with electric equipment. The statement in the plans and specifications shall be reviewed and approved by the Planning Department.	Project plans shall include provisions for replacement of diesel- or gasoline-powered equipment with electric equipment.	During Construction	Continuous	Prior to Issuance of Grading or Building Permit	Project Applicant	L.A. County DPW - Building and Safety Division	
	<b>Control Measure:</b> Prior to issuance of any grading or building permit, the project plans shall be reviewed to ensure that the proposed project includes all diesel- and gasoline-powered construction equipment shall be replaced with electric equipment. The statement in the plans and specifications shall be reviewed and approved by the Planning Department.	Project applicant shall educate workers about modern waste, water, and energy conservation measures.	During Construction	Continuous	Prior to Issuance of Grading or Building Permit	Project Applicant	L.A. County DPW - Building and Safety Division	
GHG 2	<b>Green Building Design for Residential and Commercial Buildings:</b> Incorporate measures that reduce heating/cooling requirements and thus, GHG emissions through efficient development design/decision and/or energy conservation.							
	<b>Control Measure:</b> Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed buildings or structures incorporates basic energy conservation measures. The statement in the plans and specifications shall be reviewed and approved by the Planning Department and Building Official prior to issuance of the permit. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.	County Building Official shall confirm that the design of the proposed buildings or structures incorporates basic energy conservation measures. The statement in the plans and specifications shall be reviewed and approved by the Planning Department and Building Official prior to issuance of the permit. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.	Prior to Construction and After Construction	One Time Activity	Prior to Issuance of Building Permit and Certificate of Occupancy	Project Applicant	L.A. County DPW - Building and Safety Division	
	<b>Control Measure:</b> Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed buildings or structures incorporates basic energy conservation measures. The statement in the plans and specifications shall be reviewed and approved by the Planning Department and Building Official prior to issuance of the permit. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.	County Building Official shall confirm that the design of the proposed buildings or structures incorporates basic energy conservation measures. The statement in the plans and specifications shall be reviewed and approved by the Planning Department and Building Official prior to issuance of the permit. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.	Prior to Construction and After Construction	One Time Activity	Prior to Issuance of Building Permit and Certificate of Occupancy	Project Applicant	L.A. County DPW - Building and Safety Division	
	<b>Control Measure:</b> Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption. Documentation of compliance with the measure shall be provided to the Planning Department and Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.	Building Official shall confirm that the design of the proposed buildings or structures incorporates basic energy conservation measures. The statement in the plans and specifications shall be reviewed and approved by the Planning Department and Building Official prior to issuance of the permit. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.	Prior to Construction and After Construction	One Time Activity	Prior to Issuance of Building Permit and Certificate of Occupancy	Project Applicant	L.A. County DPW - Building and Safety Division	
	<b>Control Measure:</b> Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed buildings or structures incorporates basic energy conservation measures. The statement in the plans and specifications shall be reviewed and approved by the Planning Department and Building Official prior to issuance of the permit. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.	Building Official shall confirm that the design of the proposed buildings or structures incorporates basic energy conservation measures. The statement in the plans and specifications shall be reviewed and approved by the Planning Department and Building Official prior to issuance of the permit. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.	Same as above	Same as above	Same as above	Same as above	Same as above	
	<b>Control Measure:</b> Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed buildings or structures incorporates basic energy conservation measures. The statement in the plans and specifications shall be reviewed and approved by the Planning Department and Building Official prior to issuance of the permit. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.	Building Official shall confirm that the design of the proposed buildings or structures incorporates basic energy conservation measures. The statement in the plans and specifications shall be reviewed and approved by the Planning Department and Building Official prior to issuance of the permit. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.	Same as above	Same as above	Same as above	Same as above	Same as above	
	<b>Control Measure:</b> Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed buildings or structures incorporates basic energy conservation measures. The statement in the plans and specifications shall be reviewed and approved by the Planning Department and Building Official prior to issuance of the permit. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.	Building Official shall confirm that the design of the proposed buildings or structures incorporates basic energy conservation measures. The statement in the plans and specifications shall be reviewed and approved by the Planning Department and Building Official prior to issuance of the permit. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.	Same as above	Same as above	Same as above	Same as above	Same as above	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verifications of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
GHG 2 (Cont)	<b>Control Measure:</b> Prior to issuance of a building permit, the applicant shall demonstrate that the proposed building or structure design incorporates energy efficient measures. The applicant shall provide a copy of the proposed design to the County Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.	Building Official shall confirm design features and equipment are Energy Star rated or better.	Prior to Construction	One Time Activity	Prior to issuance of Building Permits and Certificate of Occupancy.	Project Applicant	L.A. County DPW - Building and Safety Division	
	<b>Control Measure:</b> Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed residential buildings or structures incorporates ENERGY STAR rated appliances or better. Documentation of compliance with this measure shall be provided to the County Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.	Building Official shall confirm appliances are Energy Star rated or better.	Same as above	Same as above	Same as above	Same as above	Same as above	
	<b>Control Measure:</b> Prior to issuance of a building permit, the applicant shall demonstrate that the proposed building or structure design incorporates energy efficient domestic hot water systems. Documentation of compliance with this measure shall be provided to the County Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.	Building Official shall confirm domestic hot water systems are energy efficient.	Same as above	Same as above	Same as above	Same as above	Same as above	
	<b>Solar Panels:</b> include design measures for future solar panels on the common area and condominium buildings and include a design option for solar panels for all separately metered structures. Solar panels would provide the buildings with a clean source of electricity to reduce some of its fossil fuel-generated electricity use.							
	<b>Control Measure:</b> Prior to issuance of a building permit, the applicant shall demonstrate that the proposed building or structure design incorporates energy efficient design features and equipment. Documentation of compliance with this measure shall be provided to the County Building Official for review and approval.	Solar panels shall be used on all common areas and condominium buildings. Solar panels shall be installed in a manner that is aesthetically pleasing and shall be in a location that is easily accessible.	During Building Permit Phase	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division	
	<b>Shade Trees:</b> Plant shade trees around main building as allowed on the site plan. To reduce direct sunlight into the structure this reduces solar heating.							
	<b>Control Measure:</b> Prior to issuance of a building permit, the applicant shall demonstrate that the landscape plan for the proposed building or structure includes the retention or replanting of mature trees and/or planting of new trees. Documentation of compliance with this measure shall be provided to the County Building Official for review and approval.	Shade trees shall be planted to reduce solar heating.	During Construction	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division	
	<b>Solid Waste Measures:</b> Maximize the reuse and recycling of waste. This would reduce GHG emissions because less material will have to be manufactured.							
	<b>Control Measure:</b> Prior to issuance of a building permit, the applicant shall demonstrate that the proposed building or structure design incorporates interior and exterior storage areas for recyclables and green waste and reusable material. Documentation of compliance with this measure shall be provided to the County Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.	Interior and exterior green waste and recyclable storage areas shall be incorporated into building design and construction.	Prior to and After Construction	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division	
	<b>Control Measure:</b> The applicant shall provide education and publicity about reducing waste and available recycling services to future tenants. The education and publicity materials shall be provided to the County for review and approval by the Planning Department.	Public education about waste reduction shall be made available to future residents.	After Construction	Continuous	Prior to issuance of Certificate of Occupancy.	Project Applicant	L.A. County Planning Department	
	<b>Water Conservation and Efficiency Measures:</b> Include design measures that minimize water consumption and efficiency to create water-efficient landscapes. This would reduce GHG emissions because less water will be used and wasted.							

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
	<b>Control Measures:</b> Prior to issuance of a building permit, the applicant shall demonstrate that the inspection plan for the proposed buildings or structures incorporates sufficient lightning systems and devices, such as ear and positive-grounded down conductors, surge protective devices, and lightning rods, to protect the buildings or structures from lightning damage. The County Building Official will review and approve installation of the specified recent features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.	Water efficient landscaping systems shall be utilized for landscape irrigation.	Prior to and After Construction	One Time Activity	Prior to Issuance of Building Permits and Certificate of Occupancy	Project Applicant	LA County DPW - Building and Safety Division	
	<b>Control Measures:</b> Prior to issuance of a building permit, the applicant shall demonstrate that the inspection plan for the proposed buildings or structures use recycled water for landscape irrigation, including the infrastructure to deliver and use recycled water for landscape irrigation. The applicant shall submit a plan to the County Building Official for review and approval. Installation of the specified recent features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.	Recycled water systems shall be utilized for landscape irrigation.	Prior to and After Construction	One Time Activity	Prior to Issuance of Building Permits and Certificate of Occupancy	Project Applicant	LA County DPW - Building and Safety Division	
	<b>Control Measures:</b> Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed buildings or structures includes measures to be water-efficient, such as water-efficient fixtures and appliances. Documentation of compliance with the minimum shall be provided to the County Building Official for review and approval. Installation of the specified recent features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.	Water efficient fixtures and appliances shall be utilized throughout buildings or structures.	Same as above	Same as above	Same as above	Same as above	Same as above	
	<b>Control Measures:</b> Fluorescent Light Bulbs, Fluorescent light bulbs provide less waste heat and use substantially less electricity than incandescent light bulbs.	Interior lighting fixtures shall support use of compact fluorescent light bulbs.	Prior to and After Construction	One Time Activity	Prior to Issuance of Building Permits and Certificate of Occupancy	Project Applicant	LA County DPW - Building and Safety Division	
GHG-3	<b>Control Measures:</b> Prior to issuance of any certificate of occupancy, the applicant shall demonstrate that all interior building lighting supports the use of compact fluorescent light bulbs to the satisfaction of the Building Official.  • <b>Energy Audit:</b> The applicant shall recommend to future tenants that they contact a third party energy audit every 3 years and install innovative power-saving technologies, such as smart meter connection systems and building envelope insulation. Smart meters allow utility companies to monitor current and estimate wasted electrical energy leaving overall electricity use.  • <b>Green Roofs:</b> The applicant shall recommend to future tenants that every 3 years after occupancy, that they provide a third-party energy audit, and that innovative construction technology identified as part of the audit shall be installed where feasible. The audit shall include structural, mechanical or maintenance alterations implemented that be approved by the County for review and approval by the Planning Department.	A third party chosen by LA County shall complete an energy audit every 3 years	After Construction	Ongoing	Every 3 years from full project occupancy	Project Applicant	LA County Planning Department	

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### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

- Update the zoning on the subject property to allow the property owner to develop the property with multi-family condominium residences that are compatible with the existing surrounding uses and allow housing to be located closer to existing services, facilities, infrastructure and employment.

#### **Implementation of Strategic Plan Goals**

The proposed project promotes the following Strategic Plan Goals by the Findings of Fact and Statements of Overriding Considerations.

#### **Community Services**

- 11.1 The project will develop a high-quality mix of residential components, including single-family residences and needed senior housing, with a focus on natural open space conservation and orderly development of the Project site.
- 11.5 The project will improve public safety in the region by dedicating a site for the construction of a new County Fire Station.
- 11.6 The project will provide opportunities for local and regional recreation through the dedication of open space, public trail enhancement and recreational facilities.
- 11.9 The project will encourage development of convenient services to meet the needs of the Santa Clarita Valley including health; education; welfare; police and fire protection; governmental operations; recreation and cultural facilities; and public utilities.

#### **Public Safety**

- 11.12 The project will remove, and thereafter control, the trash, debris, abandoned cars and other refuse that is currently strewn about the Project site, as a result of unlawful dumping and trespassing.
- 11.13 The project will result in a net beneficial improvement over existing flood conditions for existing nearby residents by reducing the amount of storm water that currently passes through the project site.

#### **Service Excellence**

In addition, this project was expedited due to the senior project component.

### **FISCAL IMPACT/FINANCING**

Adoption of the proposed zone change, as well as approval of the vesting tentative tract map,

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conditional use permit, oak tree permit, and housing permit, should not result in any new significant costs to the County, as the owner is bearing the full costs of new development and construction. No request for financing is being made.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On November 15, 2006, the Commission conducted a public hearing on Vesting Tentative Tract Map No. 53653, Conditional Use Permit Case No. 2005-00088-(5), Oak Tree Permit Case No. 2005-00039-(5), and Housing Permit Case No. 2006-00001-(5).

The requests before the Commission were: a vesting tentative tract map to create a total of 106 lots, including 92 single-family residential lots, one multi-family lot with 93 attached condominiums in two buildings, five open space lots, six public facility lots, one park and one fire station lot on 234.8 gross acres; a CUP to ensure compliance with the requirements of hillside management, density-controlled development, development within a Significant Ecological Area ("SEA"), and onsite project grading; an oak tree permit to authorize the removal of 162 oak trees (including 13 heritage oaks) and encroachment into the protected zone of 52 oak trees (including six heritage oaks); and a housing permit to authorize a density bonus up to 50 percent for the senior citizen housing development.

The Commission closed the public hearing, indicated intent to approve and directed applicant resolve out offsite access.

On May 7, 2008 the Commission discussed and re-opened the public hearing to consider the zone change and amend the CUP request. Public hearings on June 18, 2008, July 9, 2008, July 30, 2008 and August 20, 2008 were held to consider the project with a zone change to change the zoning of 9.3 acres of the 234.78 acres, over the multi-family Lot No. 97, from A-2-1 (Heavy Agriculture-One Acre Minimum Required Lot Area) and A-2-2 (Heavy Agriculture-Two Acre Minimum Required Lot Area) to C-3-DP (Unlimited Commercial-Development Program); and the CUP request include required for the Development Program and residential use in a Commercial Zone.

The Commission voted 4-0 (Helsley abstained) at its August 20, 2008 meeting to close the public hearing; Certify the Final EIR and Statement of Overriding Considerations; adopt the Mitigation Monitoring Program; approve the vesting tentative map, CUP, oak tree permit and housing permit; and recommend to the Board the adoption of the zone change.

Pursuant to subsection C of Section 21.56.010 and subsection B.2 of Section 22.60.230 of the Los Angeles County Code ("County Code"), the vesting tentative tract map, the conditional use permit, oak tree permit, and housing permit are deemed to be called for review/appealed by your Board and shall be considered concurrently with the recommended zone change. A public hearing is required pursuant to Sections 22.16.200 and 22.60.240 of the County Code and Sections 65856 and 66452.5 of the

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Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090 and 65856 relating to notice of public hearing.

### **ENVIRONMENTAL DOCUMENTATION**

An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 et.seq.), the State CEQA Guidelines, and the environmental document reporting procedures and guidelines of the County of Los Angeles. In accordance with State and County Environmental Quality guidelines, a Draft and Final Environmental Impact Report ("EIR") was prepared for the project. The EIR concludes that certain impacts cannot be mitigated to less than significant, which include: Aesthetics, Air Quality, Biological Resources, Geology, Noise, Cumulative Sheriff Services and Cumulative Solid Waste. The Findings of Fact and Statement of Overriding Considerations have been prepared in response to Final EIR comments regarding the seven factors that cannot be mitigated to less than significant. A Mitigation Monitoring Plan ("MMP") was also prepared to mitigate other potentially significant impacts to less than significant.

### **IMPACT ON CURRENT SERVICES OR PROJECTS**

Action on the proposed zone change, vesting tentative tract map, conditional use permit, oak tree permit, and housing permit is anticipated to have a negative impact on Sheriff and Solid Waste services as they cannot be mitigated to less than significant.

Other mitigation measures which address impact on current services include:

#### **Water and Wastewater**

WW1 The Los Angeles County Sanitation Districts and/or the City of Santa Clarita Public Works Department shall review and approve both the points of connection and quantification of the available capacity in the affected portions of the sewer system serving any project proposed within the SCVSD service area boundary.

#### **Schools/Education**

SE1 Project participation in mitigation agreement with the Newhall District fully mitigates project specific impacts on this district. This agreement would provide full funding of the costs to construct new facilities necessary to house the additional students generated by the project.

#### **Fire Services**

FS7 The project shall comply with the Los Angeles County Fire Department Development standards with respect to access roadways, building orientation, brush clearance and fire flows.



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Sheriff Services

SS1 During construction, private security patrols shall be utilized to protect the project site.

Solid Waste

SW1 The project applicant/individual project applications shall adhere to all source reduction programs for the disposal of construction materials and solid waste, as required by the County of Los Angeles. Prior to issuance of building permits, a source reduction program shall be prepared and submitted to the Director of Public Works for each future structure constructed on the subject properties to achieve a minimum 50 percent reduction in waste disposal rates, including green waste.

SW2 Project will provide recycling/separation areas in close proximity to dumpsters for non-recyclables, elevators, loading docks, and primary internal and external access points.

Library Services

LIB1 The project applicant shall pay the standard Los Angeles County Library mitigation fee of \$665 per dwelling unit, or other amount determined to be appropriate by the County of Los Angeles Public Library.

Respectfully Submitted,

DEPARTMENT OF REGIONAL PLANNING  
Bruce W. McClendon, FAICP, Director of Planning

Sorin Alexanian, Acting Deputy Director  
Current Planning Division

SA:SMT:acb

Attachments: Commission Resolution, Findings and Conditions; Commission Staff Reports and Correspondence; Vesting Tentative Tract Map, Exhibit "A"; EIR and Mitigation Monitoring Program

c: Chief Executive Officer  
County Counsel  
Assessor  
Director, Department of Public Works  
Director, Department of Regional Planning

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Sheriff Services

SS1 During construction, private security patrols shall be utilized to protect the project site.

Solid Waste

SW1 The project applicant/individual project applications shall adhere to all source reduction programs for the disposal of construction materials and solid waste, as required by the County of Los Angeles. Prior to issuance of building permits, a source reduction program shall be prepared and submitted to the Director of Public Works for each future structure constructed on the subject properties to achieve a minimum 50 percent reduction in waste disposal rates, including green waste.

SW2 Project will provide recycling/separation areas in close proximity to dumpsters for non-recyclables, elevators, loading docks, and primary internal and external access points.

Library Services

LIB1 The project applicant shall pay the standard Los Angeles County Library mitigation fee of \$665 per dwelling unit, or other amount determined to be appropriate by the County of Los Angeles Public Library.

Respectfully Submitted,

DEPARTMENT OF REGIONAL PLANNING  
Bruce W. McClendon, FAICP, Director of Planning

A handwritten signature in blue ink, appearing to read 'Sorin Alexanian', with a stylized, scribbled flourish extending to the right.

Sorin Alexanian, Acting Deputy Director  
Current Planning Division

SA:SMT:acb

Attachments: Commission Resolution, Findings and Conditions; Commission Staff Reports and Correspondence; Vesting Tentative Tract Map, Exhibit "A"; EIR and Mitigation Monitoring Program

c: Chief Executive Officer  
County Counsel  
Assessor  
Director, Department of Public Works  
Director, Department of Regional Planning